

G3 & G4 KNIGHTS PARK, KNIGHT ROAD, STROOD, ROCHESTER, KENT ME2 2LS



Unit G3



Unit G3

**TWO ADJOINING
INDUSTRIAL/WAREHOUSE UNITS
14,605 SQ. FT. (1,356.8 M²)
(Plus substantial mezzanines)
TO LET**

LOCATION

The premises form part of the Knights Park development, situated on the north western side of Knight Road, in an established commercial area, a short distance from Strood town centre and with access to Junction 2 of the M2 Motorway via the A228.

DESCRIPTION

G3 & G4 comprise two adjoining mid and end terraced industrial/warehouse units. Salient features:-

- Up & over goods loading doors
- 7.4 metre eaves height. 6 metre to haunch
- All mains services including gas & 3 phase power
- 1st floor offices
- Separate male & female WCs
- Dedicated car parking
- Substantial mezzanines

ACCOMMODATION

Unit G3

Ground Floor	6,972 sq. ft.	(648 m ²)
First Floor Offices	878 sq. ft.	(81 m ²)
Total	7,850 sq. ft.	(729 m²)
Mezzanine	5,400 sq. ft.	(501 m ²)

Unit G4

Ground Floor	5,882 sq. ft.	(546.4 m ²)
First Floor Offices	873 sq. ft.	(81.1 m ²)
Total	6,755 sq. ft.	(627.5 m²)
Mezzanine	4,200 sq. ft.	(390.0 m ²)
Total combined	14,605 sq. ft.	(1,356.8 m²)
Total mezz approx.	9,600 sq. ft.	(891.9 m ²)

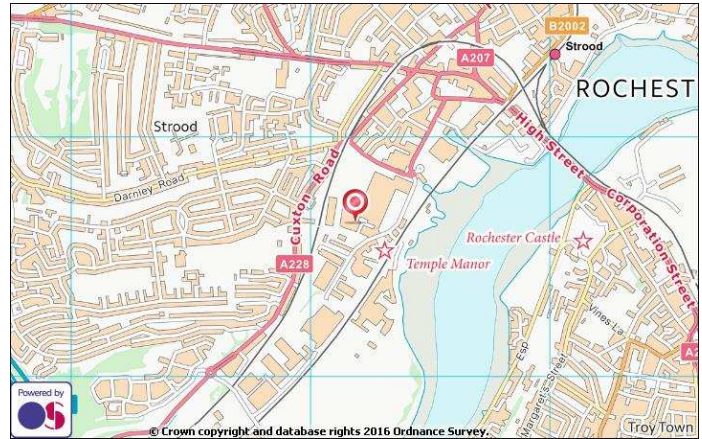
LEASE

A new full repairing and insuring lease for a term to be agreed is available from April 2021.

RENT

£131,650 per annum exclusive.

LOCATION PLAN



SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

We understand from the VOA website that the current entries in the Rating List are as follows:-

G3	Rateable Value	£46,750
G4	Rateable Value	£37,000

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The units have the following Energy Performance ratings:-

Unit G3	Band C (70)
Unit G4	To be commissioned

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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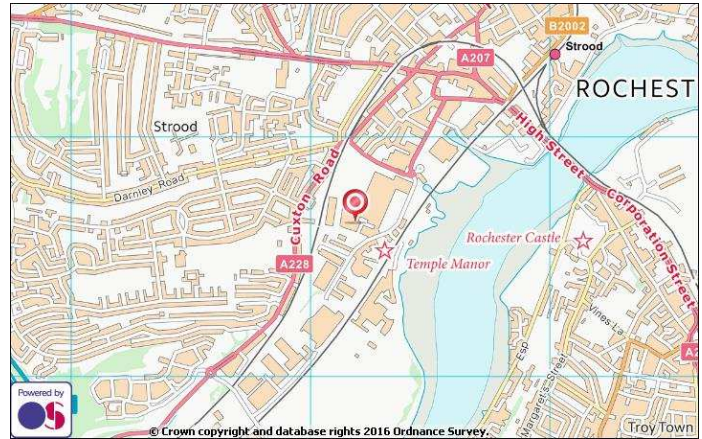
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