



# E3 KNIGHTS PARK, KNIGHT ROAD STROOD, KENT ME2 2LS



**OFFICE/BUSINESS UNIT  
2,056 SQ. FT. (191 M<sup>2</sup>)  
PLUS 6 CAR PARKING SPACES**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## 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

The unit comprises an end of terraced 2 storey office/business unit. Salient features:-

- Partitioned offices to the ground floor
- Additional offices to the first floor
- Male & female WCs
- Gas fired heating
- 6 car parking spaces

## ACCOMMODATION

The approximate gross internal floor areas are as follows:-

### Ground Floor

Offices/storage 1,029 sq. ft. (95.6 m<sup>2</sup>)

### First Floor

Offices 1,027 sq. ft. (95.4 m<sup>2</sup>)

**Total 2,056 sq. ft. (191.0 m<sup>2</sup>)**

## LEASE

A new full repairing and insuring lease for a term to be agreed.

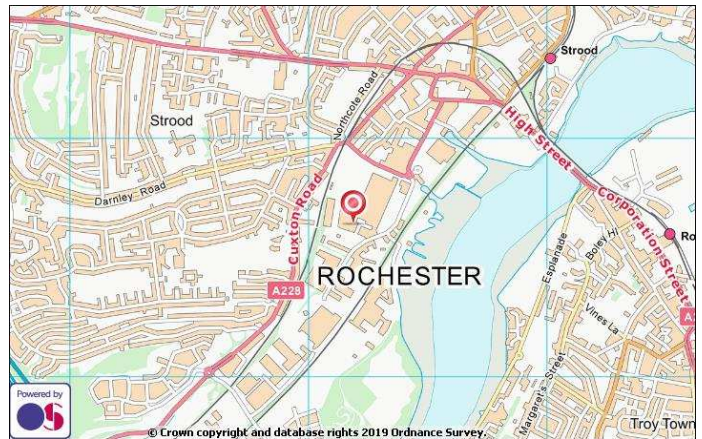
## RENT

£19,500 per annum exclusive.

## VAT

We are advised by our client that the property is elected for VAT and therefore VAT will be payable.

## 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 entry in the Rating List is Rateable Value £13,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (81). An Energy Performance Certificate is available to view on request.

## 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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