



11 & 12 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT ME2 2BF



MODERN INDUSTRIAL/BUSINESS UNIT

1,004 SQ. FT. (93 M²)

TO LET



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.

For location click link or copy & paste to your browser <https://what3words.com/hardly.vows.pine>

DESCRIPTION

The estate comprises 51 units constructed in 3 blocks. Salient features are as follows:-

- Steel framed construction
- Profile, insulated steel cladding
- Two loading/front doors
- Flexible mezzanine floors
- GRP translucent roof lights
- 24/7 access
- CCTV & security barrier
- Maintained toilet & kitchen blocks
- Three parking spaces
- Good access to J2, M2 and the Medway towns
- Available immediately

ACCOMMODATION

UNIT NO	M ²	SQ. FT.
11 & 12	93	1,004

LEASE

The unit is available to let on new 3 year lease.

RENT

The unit is available at an exclusive rent of £18,000 per annum.

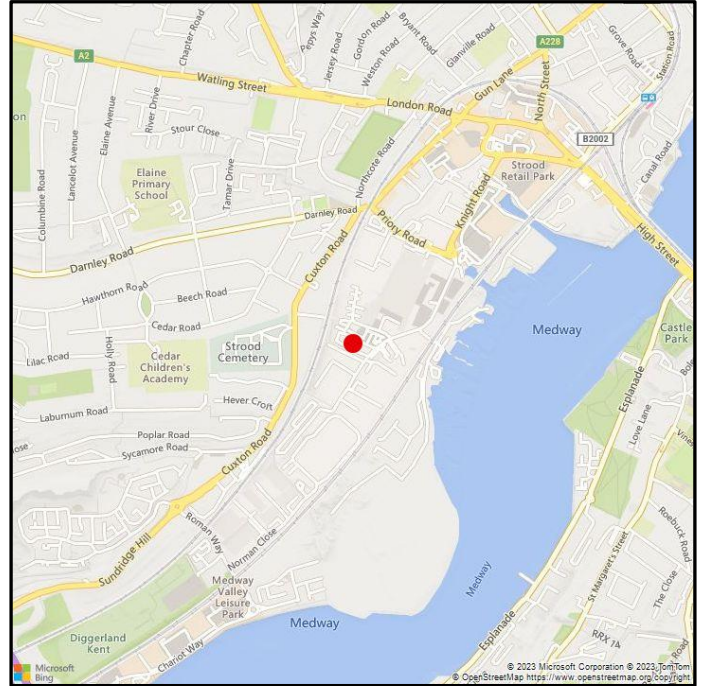
VAT

VAT is payable on all sums demanded by the Landlord.

SERVICE CHARGE

A service charge is levied to cover maintenance of common parts of the estate. Details available upon request.

LOCATION PLAN



BUSINESS RATES

UNIT	DESCRIPTION	RATEABLE VALUE
11 & 12	Business Unit	£13,500

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

The units are assessed separately as follows;

Unit 11 – Band E (125) Valid until 16/10/32

Unit 12 – Band E (120) Valid until 16/10/32

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

richardturnill@watsonday.com

Charlie Galligan

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charliegalligan@watsonday.com

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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