

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

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

*** HALF RENT FOR 6 MONTHS ***



MODERN INDUSTRIAL/BUSINESS UNIT

1,004 SQ. FT. (93 M²)

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.

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
- Half rent for 6 months

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.

Year 1 rent will be discounted to £13,500 per annum.

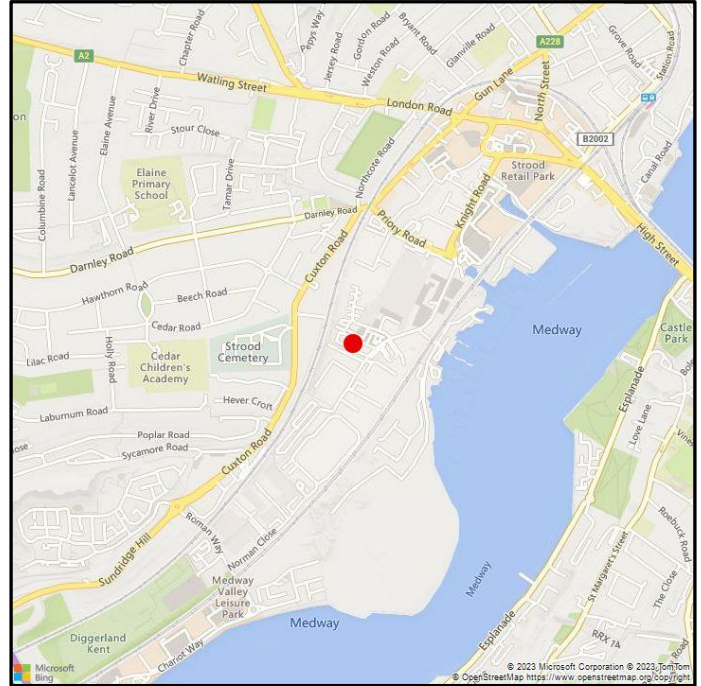
VAT

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

01634 668000/07805 739135

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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