

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**A2 THE OLD WHARF
CUXTON INDUSTRIAL ESTATE
STATION ROAD, CUXTON
KENT ME2 1AB**

CoStar AWARDS
ANNUAL AWARDS

TOP AGENCY

**2024
WINNER**



**OFFICES & STORE
EASY WALKING DISTANCE TO TRAIN STATION
OFFICES 3,375 SQ. FT. (313.5 M²)
STORES 998 SQ. FT. (92.7 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The Old Wharf is located 1 mile South of junction 2 of the M2 via the A228 and approximately 6 miles north of junction 4 of the M20. Cuxton train station is approximately a 100 metre walk and provides services into London St Pancras International via Strood in approximately 50 minutes.

<https://what3words.com/gossip.oppose.stem>

DESCRIPTION

The offices occupy the entirety of the first floor of this 2 storey building which has been divided into a number of individual office suites. Salient features as follows:-

- Self contained first floor offices
- Kitchen
- WCs
- Air conditioning (cooling and heating) system
- Meeting rooms
- Approx. 100 metres to Cuxton station
- Available immediately
- Parking available

ACCOMMODATION

Gross Internal Areas as follows:-

First floor offices	3,375 sq. ft.	(313.5 m ²)
Storage	998 sq. ft.	(92.7 m ²)

LEASE

A new lease is available for a term to be agreed.

RENT

£27,500 per annum exclusive.

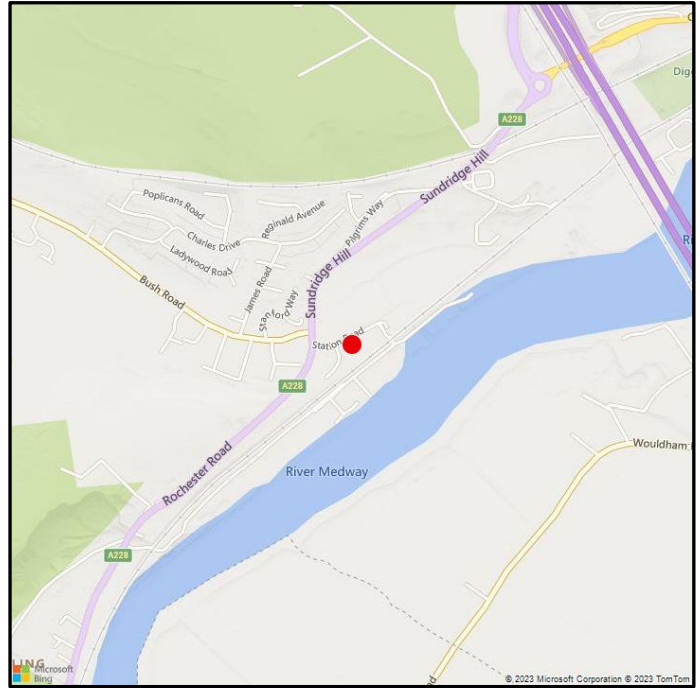
VAT

We are advised the property is elected for VAT.

TERM

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

LOCATION PLAN



BUSINESS RATES

The property will be re-assessed for rates purposes. We consider the rateable value is likely to be in the region of £26,000 per annum, but will be determined by the VOA.

ENERGY PERFORMANCE CERTIFICATE

Band C (63). Valid until 21/12/2032.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

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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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