

35
YEAR
ANNIVERSARY

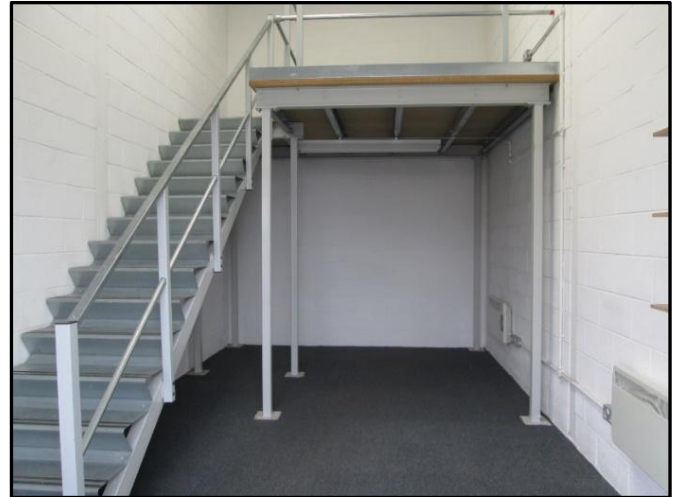
WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

SPACE BUSINESS CENTRE

KNIGHT ROAD, STROOD, KENT ME2 2BF

**** ONE MONTH RENT FREE ON 12 MONTH AGREEMENT ****



**MODERN FLEXIBLE UNITS
390 - 428 SQ. FT. (36 – 39 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 line or copy & paste to your browser
<https://w3w.co/rises.reveal.city>

DESCRIPTION

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

- Steel framed construction
- Profile, insulated steel cladding
- Individual loading/front door access to each unit
- Flexible mezzanine floors
- GRP translucent roof lights
- 24/7 access
- CCTV & security barrier
- Maintained toilet & kitchen blocks
- Allocated parking
- Good access to J2, M2 and the Medway towns
- Available immediately
- One month rent free on 12 month agreement

ACCOMMODATION

See below schedule

LEASE

The unit is available to let on new 3 year lease on an inclusive basis with occupiers responsible for their own telecoms and utilities.

RENT

See below schedule

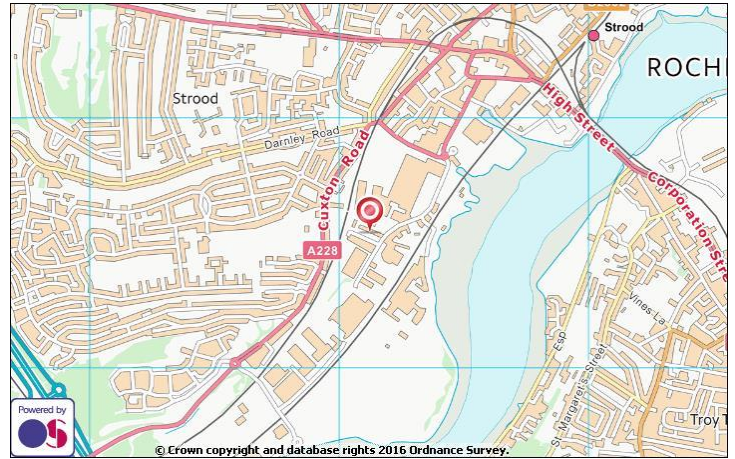
VAT

VAT is payable on all sums demanded by the Landlord.

SERVICE CHARGE

Included in the rent.

LOCATION PLAN



BUSINESS RATES

UNIT	DESCRIPTION	RATEABLE VALUE
1	Business Unit	£6,600
2	Business Unit	£6,600

The units will potentially qualify for Small Business Rates Relief.

Interested parties are advised to contact Medway Council in regard to exact rates payable on 01634 306000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE.

See below schedule.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

richardturnill@watsonday.com

Ciaran Dewar

01634 668000/07523 171307

ciarandewar@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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AVAILABILITY SCHEDULE

UNIT	AREA		RENT PA	EPC RATING	AVAILABILITY
	SQ. FT.	M ²			
1	428	39.76	£10,500	D-89 (Valid until 07.07.33)	Available Mid April
2	390	36.23	£10,000	D-98 (Valid until 07.07.33)	Available Now

- **Short format lease agreements**
- **Flexible terms from 12 months**
- **One month rent free on 12 month agreements**

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

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