

## FOR SALE / TO LET

**UNIT 5 THE OAKS BUSINESS VILLAGE, REVENGE ROAD,  
LORDS WOOD, CHATHAM, KENT, ME5 8LF**

**A PURPOSE BUILT OFFICE WITH STORAGE/LIGHT INDUSTRIAL (B1)  
TOTAL AREA APPROXIMATELY 277 SQ M (2,989 SQ FT)**



**£250,000-£260,000 / £5,250 per quarter**

**Commercial Property Specialists**



**[www.michaelparkes.co.uk](http://www.michaelparkes.co.uk) 01634 294994**

- LOCATION:** The Oaks Business Village can be found to the south west of Revenge Road to the south of its junction with Badger Road. Lords Wood is situated approximately two miles to the south east of Chatham. Junction 3 of the M2 Motorway, together with the A229 dual carriageway, are situated approximately three miles to the west providing access to London and Maidstone/Medway respectively.
- DESCRIPTION:** The property comprises an end of terrace purpose built B1 (office/light industrial unit) arranged over ground and first floors with storage available in the roof space.
- ACCOMMODATION:**
- |  |                                 |
|--|---------------------------------|
| Ground Floor: Light industrial/storage approximately | 112.94 sq m (1,215 sq ft)       |
| First Floor: Offices approximately                   | 106.34 sq m (1,144 sq ft)       |
| Roof Space: Ancillary/storage approximately          | 58.62 sq m (630 sq ft)          |
| TOTAL  | <u>277.9 sq m (2,989 sq ft)</u> |
- PRICE:**
- |           |  |
|-----------|--|
| Freehold: | £250,000 - £260,000                                  |
| Rent:     | £21,000 per annum      £5,250 per quarter equivalent |
|           | Approximately £7 per square foot overall.            |
- TERMS:** A new lease for a term to be agreed with two or three yearly rent reviews on tenants Full Repairing terms. Tenant to pay the Buildings Insurance premium.
- BUSINESS RATES:** Description: Offices, Store & Premises. Rateable Value: £27,250  
Uniform Business Rate in the Pound (2010 – 2011): 41.4 pence.  
Rates payable: £11,281.50 pa. (£940.12 per calendar month equivalent).
- LEGAL COSTS:**
- |                            |  |
|----------------------------|--|
| In the event of a sale:    | Each party to bear their own legal costs.  |
| In the event of a letting: | The Incoming Tenant is to be responsible for the Landlord's reasonable legal costs in the letting. |
- VIEWING:** Strictly by appointment with sole agents Michael Parkes Surveyors.  
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