

# TO LET

**1C OAST PARK  
SPADE LANE  
HARTLIP  
SITTINGBOURNE  
KENT, ME9 7TT**



**Industrial Unit of approximately  
388 sq m (4,180 sq ft)**

**£16,000 per annum. Additional rent to be  
agreed for any yard space taken**

**Commercial Property Specialists**



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

- LOCATION:** Oast Park is a small business park set 300yds off the A2 on Spade Lane between Rainham and Sittingbourne. Rainham main line station is one and a half miles away, with easy access to the M2 via Junctions 4 (Gillingham)
- DESCRIPTION:** 3 Phase electricity. 2 Roller shutter doors with pedestrian entrance. Concrete yard. Security gate and CCTV. First floor offices. Toilet facilities. Large open concrete storage yard of approx. 1,153 sq m (12,410 sq ft)
- TERMS:** £16,000 per annum. Applicants who wish to take a lease of the yard space to the front of the unit should note that an additional rent will be agreed for this, depending on the amount of space required. Flexible lease terms available.
- BUSINESS RATES:** We are informed by the Valuation Office that the Rateable Value is £15,750. The current Uniform Business Rate rate in the Pound is 41.4p. Rates Payable: £6,520.50 per annum (£543.37 per calendar month)
- LEGAL COSTS:** Each party to bear their own legal costs
- VIEWING:** By arrangement through the owner's agent, Michael Parkes Surveyors.

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**Details Updated September 2010**

**MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:**

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- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
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