

TO LET

Light Industrial Unit/Warehouse

Light Industrial/Warehouse Unit: 2,782 sqft (258.4 sqm)
Securely Fenced Yard: 1,576 sqft (146/4 sqm)

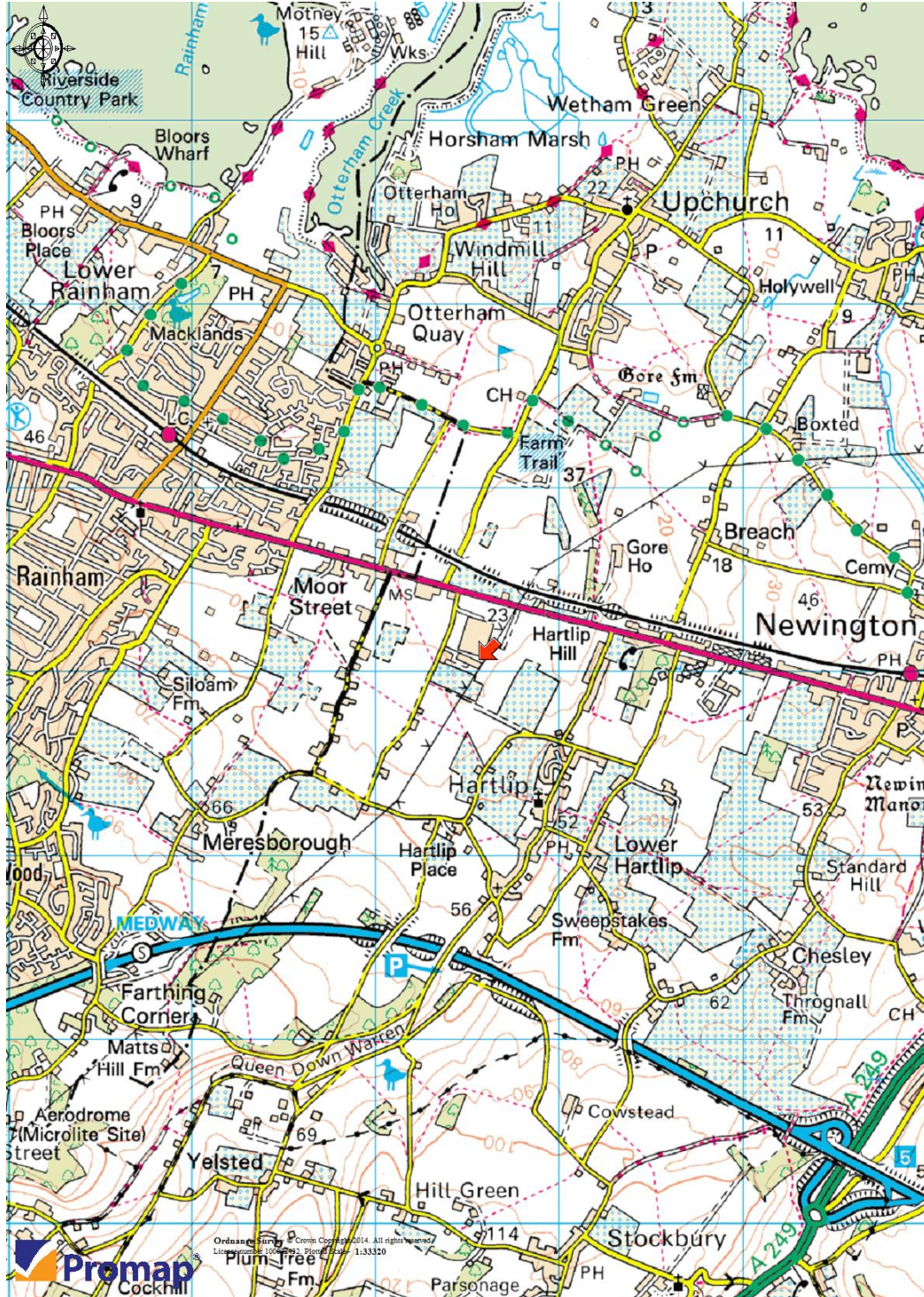
Unit 2, Oast Park, Spade Lane, Hartlip, Rainham, Kent ME9 7TT



LOCATION:

The light industrial/warehouse is situated in the centre of Oast Park which comprises a mixed collection of former oast houses and related buildings now let to a variety of small businesses, many of which are related to the motor trade.

Oast Park is situated on Spade Lane behind the Spade Lane Cold Store, 1/6th mile to the south of the A2 London Road, with, to the west, Rainham (approx 1 mile), The junction with A278 Hoath Way (2.5 miles) and the M2 (approx 5 miles). To the east is Newington (2 miles), the A249 Sheppy Road (3 miles) and the M2 at Junction 5 (5 miles).



LOCATION PLAN

DESCRIPTION:

The property is a mid terrace unit constructed with a steel portal frame. A suspended ceiling has been added at high level (13'/4.0m) when in the past the unit had been used as a display area for a conservatory and double glazing company. Some of their display buildings still exist and have been utilised by subsequent occupiers. Heating is provided by a Powermatic hot air blower. The unit has a concrete floor.

There is a steel roller shutter door 14'3" (4.39m) wide by 15'3" (4.66m) high.

The western and northern perimeters are secured with a steel fence/gate. The southern boundary is open to the secure yard of the adjoining unit (Unit 1b).

ACCOMMODATION:

Measurements are gross internal and approximate:-

Light Industrial / Warehouse unit:

Max internal width:	31'3"	(14.9m)
Max internal width:	59'3"	(18.0m)
Area:	2,782 sqft	(258.4 sqm)

Yard:	1,576 sqft	(146.4 sqm)
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SERVICES:

There is mains electricity, water and cesspool drainage.

PLANNING:

The most recent use to which the unit was occupied was for motor trade.

Prospective occupiers should make their own enquiries of the local planning authority to establish whether their proposed use is permitted.

ESTATE SERVICE CHARGE:

Unit 2 has a 10% service charge proportion. As at January 2014.

CCTV (security):	Based on business activity – anticipated to be £30 per calendar month.
Water:	Sub metered or calculated by reference to business activity.
Cesspool collection:	£120 per year, invoiced as and when but as a rule twice a year.
Electricity:	Sub metered.
Grounds maintenance:	No more than £200 per year, invoiced once per year at the moment.
weed control programme:	Introduced in 2013 at a nominal additional cost.
Pest control:	10% of contract cost, currently being negotiated. Previous cost was no more than £40 per quarter.
Building Insurance:	£713.00.

TERMS:

A new lease for a term to be agreed on tenants full repairing and insuring terms.

RENT:

£10,000 per annum (= £192.00 per week) payable monthly (833.33 pcm) in advance.

VAT:

VAT is payable in addition to the rent and any other charges.

BUSINESS RATES:

Description:	Workshop and Premises
Rateable Value:	£13,000
UBR in 2014-2015:	48.2 p
Rates Payable:	£4683.37 assuming rate relief applies

The tenant will be responsible for meeting the Business Rates.

If the rateable value is less than £18,000 then relief may be applicable upon receipt of a valid application by Swale Borough Council on 01795 424341.

We believe our assessment is correct, however, all applicants must make their own enquiries to the Council to establish the business rates.

LEGAL COSTS:

Ingoing tenant to meet both parties legal costs.

VIEWING:

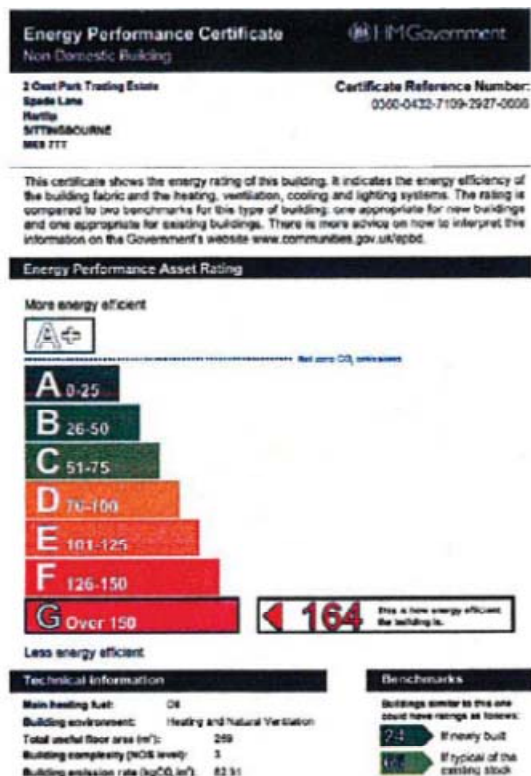
Strictly by appointment with Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contact: Emma Catterall



Administrative Information

This is an Energy Performance Certificate as defined in E-10007/001 as amended.

Assessment Reference: 00079 (Online only) using calculation engine: 00074 of 1 to 3

Property Reference: 027-0407000

Assessor Name: Matt Fryer

Assessor Number: 0141200100

Assessment Scheme: National Energy Services

Employer/Training Name: Brighton Homes

Employer/Training Address: 85, Highgate Road, Thaxted, Chelms, Kent ME12 7JF

Issue Date: 28 Mar 2012

Valid Until: 27 Mar 2012 (unless superseded by a later certificate)

Related Party Disclosure: Not Related to this meter

Recommendations for Improving the property are contained in Report Reference Number: 027047-04040-7298-001

if you have a complaint or wish to confirm that the certificate is genuine

Details of the assessment and the relevant accreditation activities are on the certificate. You can get further details of the accreditation scheme from the Government's website at www.gov.uk/nvq, together with details of the providers for different subjects of a certificate and for award a diploma.

Prepared December 2014 / LGL318

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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;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
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