

TO LET

Warehouse & Canopy, Portable Cabin Office and Yard

Warehouse: 10,420 sq ft (968.09 sq m)

Canopy: 2253.05 sq ft (209.31 sq m)

Yard: 4365.26 sq ft (405.55 sq m)

Portable cabin office: 1155 sq ft (107 sq m)

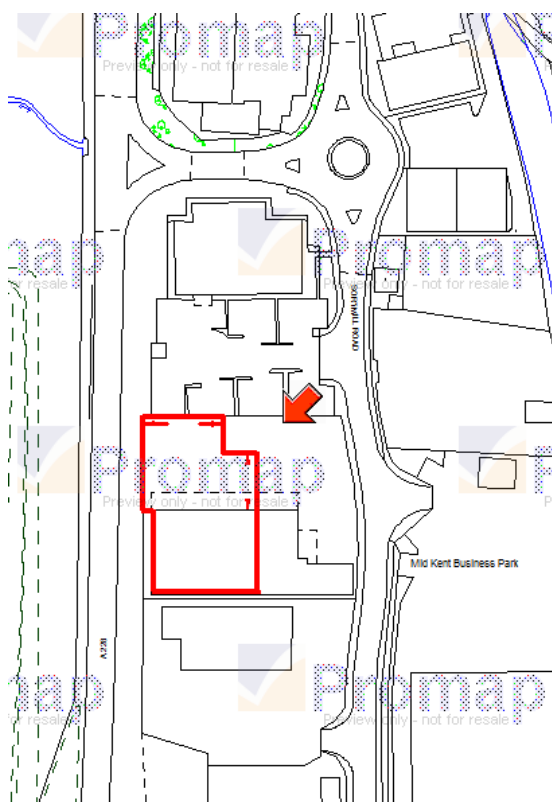
**Jennychem, Sort Mill Road, Mid Kent Business Park, Snodland,
Kent ME6 5UA**



LOCATION

The units form part of Jennychem House, situated on the Mid Kent Business Park on the A228 Snodland by-pass. This business park is located 4.5 miles south of the M2 and 1.5 miles North of the M20 so it has easy access to two major motorways.

Amenities in Snodland are within walking distance.



LOCATION PLAN

DESCRIPTION:

This modern unit is constructed with a steel portal frame. There is brick to the lower elevations and cladding up to the roof. There are rooflight panels and 4 large roller shutter doors for loading as well as a smaller roller shutter to the end of the building. The eaves are 6m and 8m at the ridge. There is also a canopy.

There is a portable cabin office currently used for offices and washrooms.

Jennychem will remain on site using 35% of the estate and there will be a right of way across their yard space to the subject property.

ACCOMMODATION:

All areas Gross Internal and approximate.

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Canopy: 2253.05 sq ft (209.31 sq m)

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SERVICES:

The premises has 3-phase electricity, water and mains drainage. The services are sub metred and so you will pay Jennychem for your proportion of the bills.

USE:

The premises were last used as storage.

Applicants must establish for themselves that that their proposed use(s) will be permitted by the local authority (Tonbridge and Malling).

BUSINESS RATES:

Description:	Warehouse and Premises
Rateable Value:	£103,000

The tenant will be responsible for 65% of the Business Rates payable by Jennychem.

LEGAL COSTS:

Each party will meet their own legal costs.

LETTING TERMS:

A new lease is available for a term to be agreed on tenant's full internal + shop front repairing basis outside of the security of the Landlord and Tenant Act.

RENT:

£98,884

This equates to £8.50 psf warehouse, £1.50 psf canopy, £6 psf portable cabin office and yard overage is included.

BUILDINGS INSURANCE:

The tenant will be responsible for 65% of premium payable by Jennychem.

VAT:

VAT is payable in addition to all charges.

VIEWINGS:

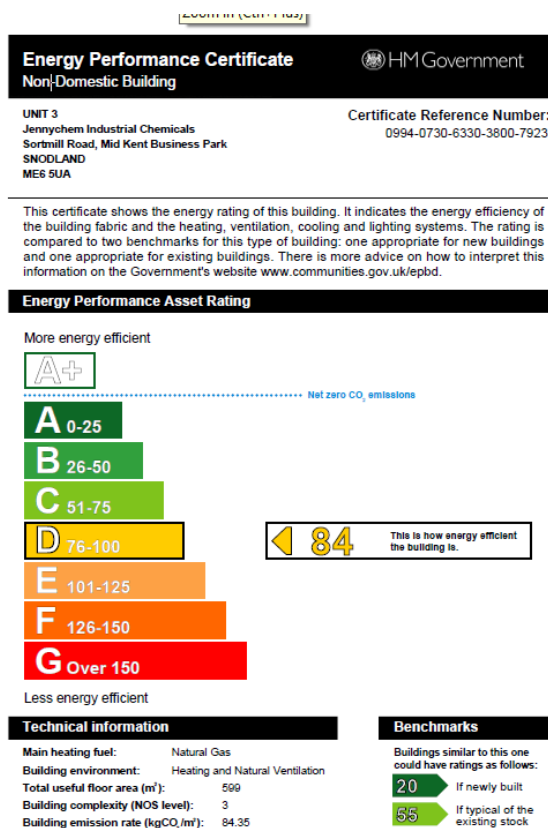
By appointment with the sole agent.

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COMMERCIAL

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