

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Warehouse / Industrial Unit

5,162 sq ft (479 sq m)

1, 2 & 3 Mid Kent Business Park, Snodland, Kent ME6 5UA

Option to rent 1&2 together @ 3469 sq ft (322 sq m)
and 1497 sq ft Mezzanine

Or

Option to rent 3 @ 1692 sq ft ground floor only



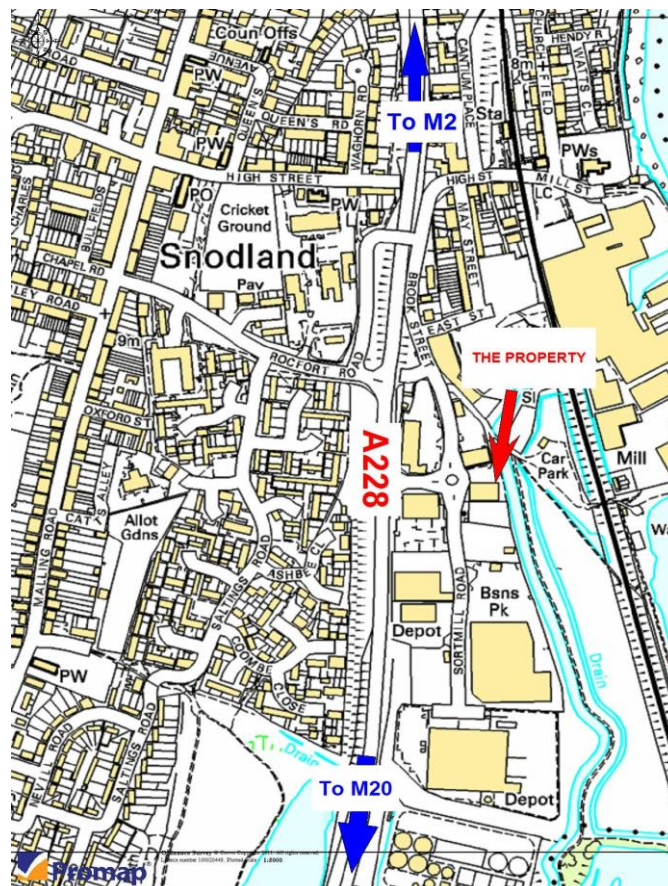
LOCATION:

The Mid Kent Business Park is situated on the A228 Snodland By Pass approximately 1.5 miles north of the M20 and 4.5 miles south of the M2.

This is a superb business location for any firm requiring access to both the M2 and M20 motorway network or undertaking business in both Maidstone and the Medway Towns. The amenities of Snodland are within walking distance. Snodland Railway Station is under half a mile away to the north.

DIRECTIONS:

(Heading towards the M20) turn off the A228 at Mid Kent and turn left at the roundabout heading north along Brook Street. There is a turning on the right before East Street into a private road that loops behind another unit before arriving in front of units 1-3 (name on the units is Lindenbauer). See Location Plan below.



LOCATION PLAN

DESCRIPTION:

The property comprises purpose built, steel portal frame industrial units with roller shutter doors (each measuring 3 metres wide by 4 metres high)

Unit 1 & 2 benefit from a mezzanine offices and a WC's.

Unit 3 is ground floor only.

There is a forecourt for lorry turning as well as ample parking for other motor vehicles.



ACCOMMODATION:

Unit 1&2 is 3469 sq ft (322 sq m) on the ground floor with a mezzanine of 1492 sq ft (139 sq m)

Unit 3 is 1692 sq ft (157 sq m) ground floor only

SERVICES:

Mains electricity, water and drainage.

RENT:

Unit 1 & 2 £37,000 per annum.

Unit 3 £15,250 per annum

Units 1-3 together £50,000 per annum

TERMS:

A new Full Repairing and Insuring lease for a term to be agreed.

BUSINESS RATES:

Description:	Warehouse & Premises
Rateable Value:	£41,038
Uniform Business Rate (2017/18):	47.9p in the pound
Rates Payable:	£19,657.20 per annum

The tenant will be responsible for meeting the Business Rates.

Applicants are recommended to speak with Medway Council (01634 332222) to establish the Business Rates payable and whether they are eligible for any rate relief.

VAT:

VAT is not payable in addition on the rent.

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWINGS:

Strictly by appointment with the agents acting for the vendor, Michael Parkes Surveyors.

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Web: www.michaelparkes.co.uk
Contact: Emma Catterall

EPC to follow

Prepared December 2017

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

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (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.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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