

# INDUSTRIAL

BUSINESS  
SPACE  
AGENCY



TO LET



## UNIT 7 & 8, KINGSNORTH INDUSTRIAL ESTATE, HOO, ROCHESTER, KENT ME3 9ND

### INDUSTRIAL UNIT & PORTA CABIN OFFICE OF 10,052 SQ FT, & A SECURE YARD 5,804 SQ FT

- 3 PHASE POWER
- SECURE REAR YARD
- 3 LOADING DOORS
- PORTA CABIN OFFICES
- 5.8M MIN / 8.4M APEX HEIGHT
- GOOD ACCESS TO M2 AND M25
- FRONT AND REAR PARKING

### LOCATION

Kingsnorth Industrial Estate is located on the northern outskirts of the Medway Towns immediately adjacent to the Kingsnorth Power Station. The site benefits from fast and convenient access to the motorway network by the dualled A228 and A289 connecting the site to the M2 at Junction 1 approximately 5 miles. The M25 can be reached within 15 minutes.

### DESCRIPTION

The Estate is in close proximity to Kingsnorth Power Station and is understood to be suitable for a wide range of warehouse distribution and general industrial uses.

The property comprises two adjoining mid-terrace units of concrete frame construction beneath a pitched roof incorporating 20% roof lights with concrete sheeted clad elevations. The unit benefits from a secure rear yard, porta cabin office, an electric roller shutter door and 2 slide loading doors creating a drive in drive out operation. To the front there is an open forecourt to accommodate parking and loading.

WELL PLACED

PROPERTY ADVISORS



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### ACCOMMODATION

FLOOR	SQ FT	SQ M
<b>UNIT 7 &amp; 8</b>		
Warehouse	9,456	878.5
Cabin Office	596	55.4
<b>TOTAL</b>	<b>10,052</b>	<b>933.9</b>
Yard	<b>5,804</b>	<b>539.2</b>

### TERMS

Available to let for a term to be agreed with the landlord. Rent £60,000 per annum exclusive.

### RATEABLE VALUE

Interested parties are advised to speak to Medway Council for advice on exact rates payable.

### SERVICE CHARGE

Service charge is payable for maintenance of common parts.

### VAT

All rents and service charges are subject to VAT at the prevailing rate.

### PLANNING

Interested parties are recommended to make their own enquiries to the local authority. Enquiries should be addressed to the duty planning office at Medway Council.



### ENERGY PERFORMANCE CERTIFICATE

UNIT 7 & 8    0898-2432-4730-1900-2403    E-101

### LEGAL COSTS

Each party to pay their own legal costs.

### VIEWING

Strictly by prior appointment through sole agents Glenny LLP.

## CONTACT

For further details on these and many other available properties please contact:



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AK010691 06 August 2018

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