

TO LET

£36,000 Per Annum

101-109 Beacon Road, Chatham, ME5 7BP



- Warehouse With Yard
- Mezzanine With Offices
- Large Under Canopy Parking
- On-Site Parking
- Circa 1,432.7 sq m (15,420 sq ft)
- Excellent Transport Links
- All Main Services Connected
- Suitable For a Variety of Uses (STP)

Wellington House  
Wellington Circus  
Nottingham  
NG1 5AL

0115 784 3525

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



**Commercial  
List**



## LOCATION

The property is located on Beacon Road and is accessed via Chatham Hill, which is one of the principal arterial routes to and from Chatham town. The wider area is of mixed use, comprising a variety of residential, shops, commercial units and eateries. The property benefits from excellent transport links with the M2 and Chatham Railway Station close by.

Chatham is a town in Kent located approximately 39 miles east of London, 70 miles south of Colchester and 78 miles south of Cambridge.

## DESCRIPTION

The demise comprises a near rectangular parcel of hardstanding land. The internal accommodation comprises two warehouse / workshop units combined into one with a mezzanine over part, including offices, W.C and kitchen facilities. There is also a large and secure undercover parking area.

Please note the property would be suitable for a variety of different uses, subject to the necessary planning consents.

## ACCOMMODATION

We have been informed that the approximate gross internal floor area is as follows;

Warehouse - 650.3 sq m (7,000 sq ft)

Mezzanine - 217.2 sq m (2,337 sq ft)

Under canopy parking - 565.2 sq m (6,083 sq ft)

Total approximate GIA - 1,432.7 sq m (15,420 sq ft)

## SERVICES

We understand that mains gas, electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective tenants must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £42,250

Interested parties should make their own enquiries as to the amount of rates payable.

## TERMS

The property is available TO LET on a new full repairing and insuring lease for a minimum term of 9 years at an asking rent of £36,000 per annum, paid monthly in advance.

## EPC

Energy rating - tbc

## VAT

We understand that VAT is not payable on the rent.

## LEGAL COSTS

The prospective tenant will be liable for both parties legal costs.

## VIEWING

For an appointment to view or further information, please contact;

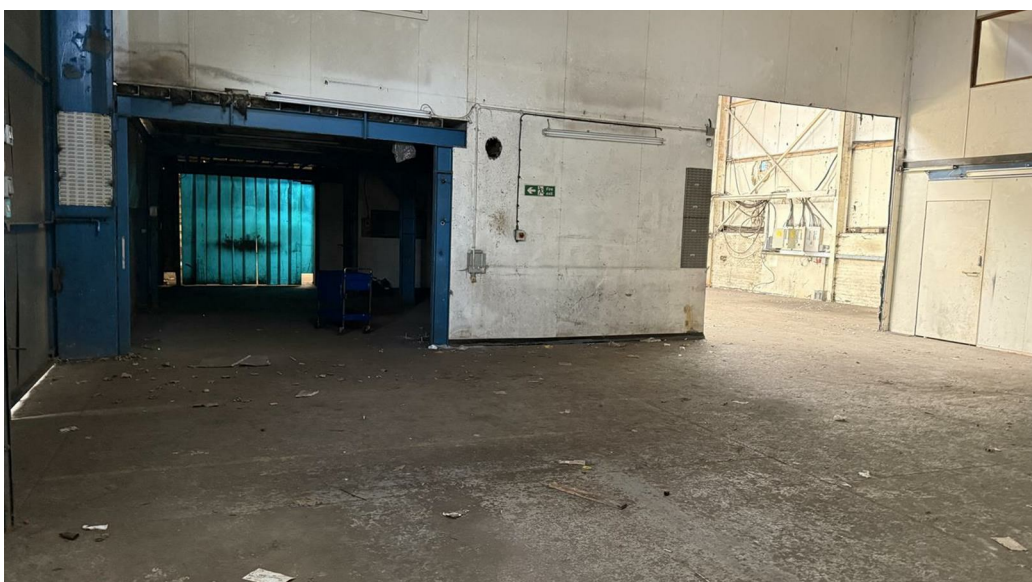
Commercial List

e: [enquiries@commerciallist.co.uk](mailto:enquiries@commerciallist.co.uk) t: 0115 784 3525

## AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.