

TO LET

YARD 13, BREDHURST BUSINESS PARK, WESTFIELD SOLE ROAD, BOXLEY, MAIDSTONE, KENT, ME14 3EH

OPEN STORAGE YARD FENCED / LEVEL SURFACED
1,940 Sq Ft (180.23 Sq M)

- Fenced / level surfaced
- Double gate
- No power or water
- Available end of July 2026
- <https://what3words.com/contracting.scorecard.activism>

01634 668000

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

WATSON DAY
CHARTERED SURVEYORS

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Location

Bredhurst Business Park is situated off Westfield Sole Road approximately ¾ mile east of the roundabout junction with Walderslade Woods Road, Gleamingwood Drive, Lordswood Lane and Harp Farm Road on the periphery of the Medway towns. From here there is direct access to junction 3 of the M2 motorway via Walderslade Woods Road.

Description

The property comprises:-

- * Open storage site
- * Tarmac/aggreated surfaced
- * Palisade steel fenced
- * Double gate
- * No power or water
- * Available end of July 2026

Accommodation

We are advised that the property site area is as follows:-

	Sq Ft	Sq M
Yard 13	1,940	180.23
TOTAL	1,940	180.23

Terms

The yard is available to let on a new 2 year lease with 6 monthly rolling mutual breaks on a full repairing and insuring basis.

Rent

£5.00 per sq ft pax

VAT

The property is elected for VAT.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Service Charge

£800.00 per annum exclusive

Business Rates

Rateable Value is £8,000.

The site qualifies for Small Business Rates Relief (for eligible businesses). Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Service Charge

Upon landlord board approval, the tenant shall pay a non-refundable administrative fee of £850 + VAT (£1,020) prior to issuance of the lease. This fee is non-refundable in all circumstances except where the landlord withdraws due to matters arising from the transaction with the tenant.

Energy Performance Certificate

Exempt - no building present.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment via the agents:-

WATSON DAY CHARTERED SURVEYORS
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