

PARTICULARS



A MODERN BUSINESS/OFFICE UNIT

54.65 sq m (588 sq ft)

TO LET

SUITABLE FOR

WORKSHOP STORAGE OR OFFICE USE

FLEXIBLE TERMS

**14 SPACE BUSINESS CENTRE KNIGHT
ROAD STROOD KENT ME2 2BF**

LOCATION

The Space Business Centre is situated on the periphery of Stood Town Centre so convenient for shops and transport facilities. Junction 2 of the M2 at Rochester Bridge is only about 2 miles distant and Junctions 4 and 6 M20 about 8 miles

DESCRIPTION

The unit forms part of a complex of some 51 modern terraced portal framed and clad business units having the following benefits: :-

- Forecourt parking for 2 cars
- Communal Amenity Areas
- CCTV and Security Gates
- 24 Hour access
- Lighting
- Air conditioning (not tested)
- Full mezzanine
- Modern Bi- folding doors

FLOOR AREAS

	Sq m	Sq ft
Ground floor	31.41	338
Mezzanine	23.24	250
TOTAL	54.65	588

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TERMS	The Unit is available on a new internal repairing and insuring basis for a term to be agreed, but for a minimum term of 12 months subject to annual 3% increases.
RENT	£16,500 per annum (£1375 per month) exclusive of business rates but inclusive of service charges and insurance. Rent is payable monthly in advance and is subject to VAT
RENT DEPOSIT	A two month Rent Deposit will be required inclusive of VAT
VAT	The rent will be subject to VAT
UTILITIES	The Tenant will be responsible for their own charges for the utilities and telephone & broadband
RATEABLE VALUE	Rateable Value £9,900 Uniform Business rate 49.9p in the pound Rates payable for a full year 2026/2027 £4940.10 However the unit is eligible for small business rate relief for qualifying businesses Prospective Tenants should check the position with Medway City Council.
EPC	The unit has an Energy Rating 50B valid until 08.12.2034
LEGAL COSTS	A charge of £175 Plus VAT will be made to the incoming tenant when entering into the Landlords Standard Tenancy Agreement
VIEWING	Strictly by appointment through Agents, Cobbs Property Services Limited, Telephone: 01322 28825

Ref: SBC 14

