

TO LET

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

MODERN LIGHT WAREHOUSE UNIT WITH
TRADE COUNTER & 1ST FLOOR OFFICES
1,348 Sq Ft (125.23 Sq M)

- Roller shutter door (3.6m wide x 4.3m high)
- Double glazed windows & front entrance door
- First floor offices
- Kitchen & WC facilities
- Forecourt car parking
- <https://what3words.com/contracting.scorecard.activism>



01634 668000

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

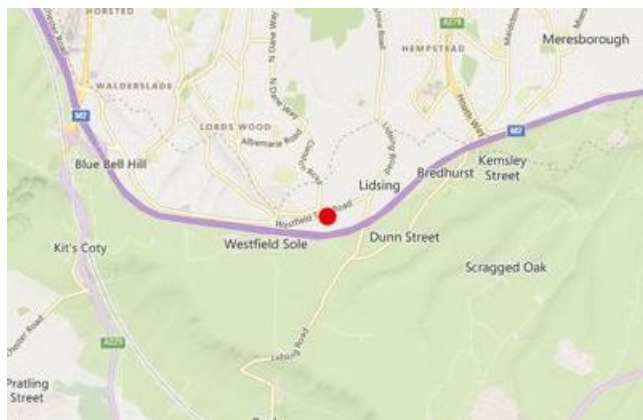


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Location

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. The A229 also links with J6, M20.

For location click line or copy & paste to your browser



Description

The unit comprises a modern light warehouse unit. Salient features include:-

- * Steel portal frame
- * Roller shutter door (3.6m wide x 4.3m high)
- * Double glazed windows and entrance door to front elevation
- * Kitchen and WC facilities
- * First floor offices
- * Forecourt car parking
- * Available July 2026

Accommodation

Gross internal floor areas:-

	Sq Ft	Sq M
Ground floor warehouse	827	76.83
First floor offices	521	48.4
TOTAL	1,348	125.23

Terms

The unit is available to let on a new lease for a term to be agreed on a full repairing and insuring basis.

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.

Rent

£26,960 per annum exclusive

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

£2,133 per annum exclusive

Business Rates

Rateable Value £20,500

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

Band C (56). Valid until 18/04/2036.

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
Tel: 01634 668000

Kevin Dempster MRICS

07860 504620

kevindempster@watsonday.com



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