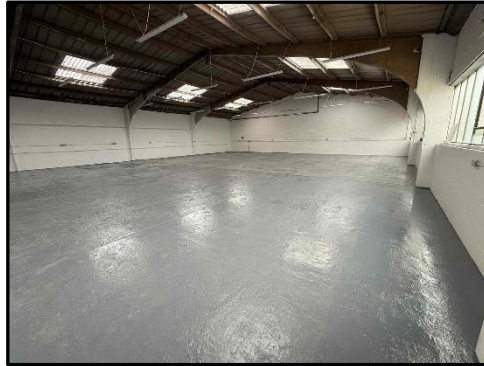


**11F HOO INDUSTRIAL ESTATE
VICARAGE LANE, HOO, ROCHESTER
KENT ME3 9LB**



**INDUSTRIAL/WAREHOUSE UNIT
5,849 SQ. FT. (543.39 M²)
SEPARATE DETACHED YARD AREA
APPROX. 3,821 SQ. FT. (355M²)**

TO LET

LOCATION

The Hoo Industrial Estate is situated at the southern end of Vicarage Lane in Hoo St Werburgh, off the Ratcliffe Highway, A228. The A228 and A289 provide access to Junction 1 of the M2 motorway, approximately 7-8 miles to the South East.

For location click line or copy & paste to your browser <https://w3w.co/leaned.outfit.vocab>

DESCRIPTION

- Concrete portal frame
- 4.2m rising to 5.8m at apex of roof
- Translucent roof lights
- LED lighting
- 3 phase power
- Male & Female WCs
- Separate detached yard area

ACCOMMODATION (Gross Internal)

Ground Floor

Workshop/Industrial	5,849 sq. ft.	(543.4 m ²)
Separate detached	3,821 sq. ft.	(355.0 m ²)
Yard area		

TERMS

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

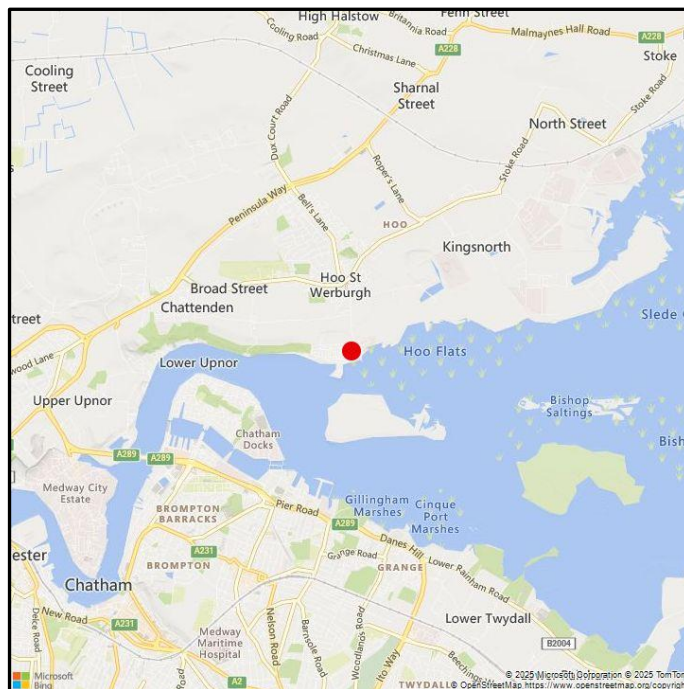
RENT

£47,500 per annum exclusive

VAT

VAT is payable on rent and other charges.

LOCATION PLAN



SERVICE CHARGE

An estate service charge is payable as a contribution towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

Rateable Value £30,750.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band D (80). Valid until 03.02.2033. The Energy Performance Certificate is available to view upon request.

VIEWING

Strictly by appointment with the sole agents: -

WATSON DAY CHARTERED SURVEYORS

IAN GUTTERIDGE

01634 668000/07860 504622

iangutteridge@watsonday.com

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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