



MODERN SERVICED BUSINESS UNIT

357 Sq Ft (33.17 Sq M)

**UNIT 43, SPACE BUSINESS CENTRE, KNIGHT ROAD, ROCHESTER, KENT
ME2 2BF**

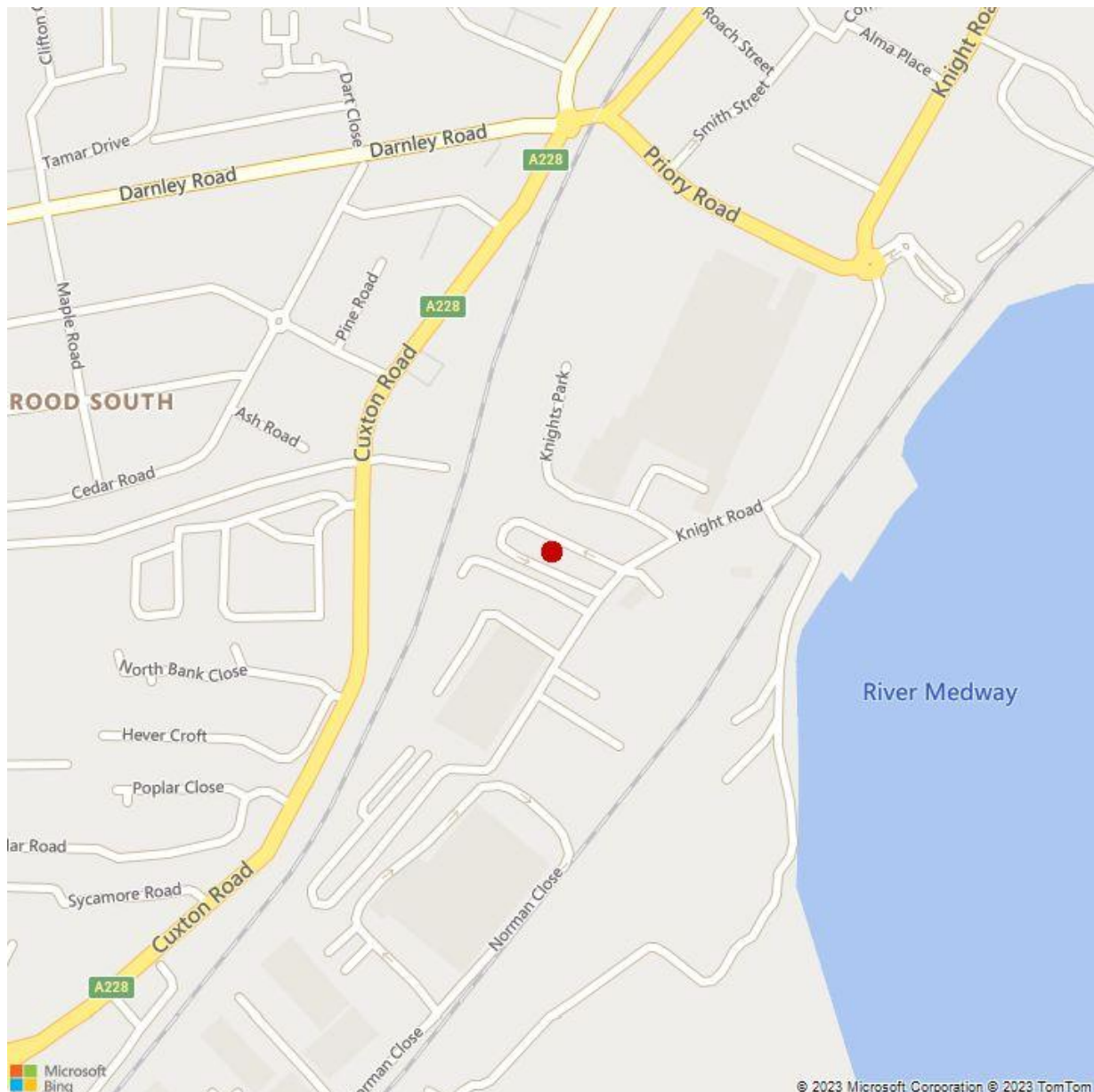
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LOCATION:

Space Business Centre is situated in Knight Road approximately half a mile (0.8km) from the centre of Strood and 2.25 miles (3.6km) from the M2 (J2).



DESCRIPTION:

This is a mid-terrace unit on a very modern estate, constructed with a steel frame and clad with profiled and insulated panelling with translucent roof light panels and strip lighting. It is a smart, clean and tidy industrial/warehouse/office unit with a carpeted part mezzanine which had previously been used as an office area. It has an eaves height of 17ft (5.23m) with headroom beneath the mezzanine of 8ft (2.5m). The unit has a vehicle parking space immediately to the front.

The unit is part of an estate with communal amenity areas, CCTV and security gates.

ACCOMMODATION:

Ground Floor:.....252 sq ft.....(23.4 sq m)
Mezzanine.....105 sq ft.....(9.8 sq m)
Total floor area:.....357 sq ft.....(33.2 sq m)

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TERMS:

The unit is available on a new internal repairing and insuring lease for a term to be agreed subject to a minimum period of 12 months.

The rent includes buildings insurance and repairs to the structure and exterior as a result of normal wear and tear, weathering etc. but the tenant will be liable for any accidental damage to the building and internal repairs and decorations.

The tenant will be responsible for their own electricity and broadband.

RENT:

£10,200 per annum. A three month deposit will be required. Half rent payable for the first two months.

VAT is payable in addition to the rent.

LEGAL COSTS:

A charge of £300 plus VAT will be charged to the incoming tenant for the standard tenancy documentation.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Business Unit & Premises
Rateable Value: £6,600
UBR in £: 43.2p

Potential applicants are advised to check with the Local Rating Authority, Medway Council, to check the actual rates payable.

EPC:

Energy Performance Asset Rating for this property is Band D (99).

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

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- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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