



## YARD AND OFFICES WITH PARKING TO LET

**0.3 Acres plus offices of 1,534 sq ft**

**LEASEHOLD**

**HALL WOOD BUSINESS PARK, NORTH DANE WAY,  
CHATHAM, KENT ME5 8YE**

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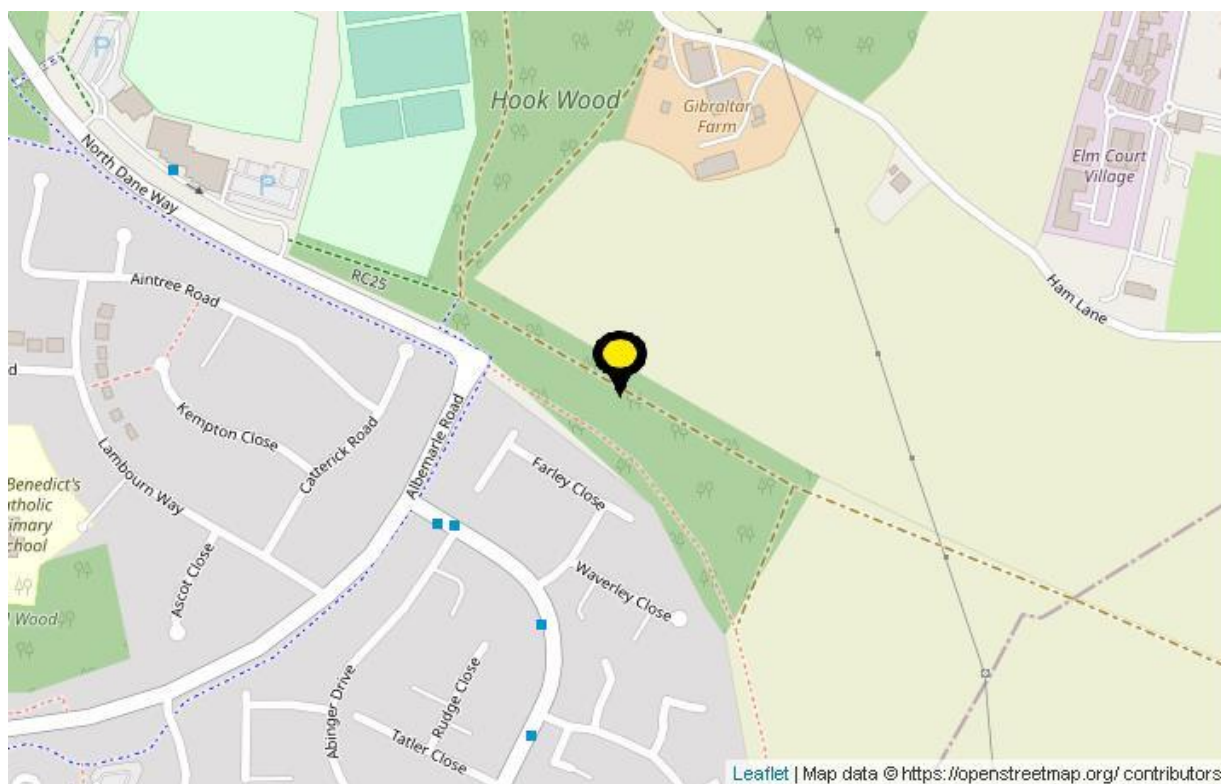
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

The premises are to be found at the south eastern end of North Dane Way, close to the junction with Albemarle Road, Lordwood. Access to Junction 2 of the M2 motorway at Walderslade is through the residential area of Lordwood and via Walderslade Woods. Junction 6 of the M20 is a few miles to the south via the A229 dual carriageway.

Chatham is one of the main towns of the Medway Towns conurbation. The town centre of Chatham incorporates the prime retail area, together with mainline railway station, bus station and other municipal facilities.



## DESCRIPTION:

The property comprises a yard with offices and parking. The unit is of steel frame construction with sheet steel cladding. The accommodation comprises 9 separate offices, kitchen and WC facilities.

The offices have the benefit of central heating, perimeter trunking, double glazing with security shutters, separate male and female WC facilities, fluorescent lights, carpets and laminated wood effect flooring with kitchenette and single drainer stainless steel sink.

Parking is provided immediately outside the offices for approximately 9 cars plus additional yard for open storage/lorry/vehicle parking.

The area of open storage is, we understand approximately 0.3 acres

## ACCOMMODATION:

Based upon measurements taken at the premises, we calculate that the floor areas are as follows.

These have been calculated on a net internal basis and all measurements are approximate.

Offices totalling: 1,534 sq ft. 142.5 sq m

Incorporating offices, kitchen and server room

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## TERMS:

The premises are to let on a new full repairing and insuring lease for a term to be agreed.

## RENT:

£70,000 per annum exclusive

## LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

## 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:

To be assessed.

Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable.

## EPC:

The Energy Performance Asset Rating for this property is C (51)

The EPC for this property can be downloaded from the Harrisons website.

## VIEWING:

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

**IMPORTANT NOTICE** Harrison's for themselves and for vendors or lessors of this property whose agents they are give notice that:

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- 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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- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

Ref: 01/02/22 / SP / 3844

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