

TO LET

4 HOO INDUSTRIAL ESTATE, VICARAGE LANE, HOO,
ROCHESTER, KENT, ME3 9LB

INDUSTRIAL/WAREHOUSE UNIT & LARGE SECURE YARD
4,784 Sq Ft (444.43 Sq M)

- 6.8M eaves
- Good natural lighting via rooflights
- Goods loading door
- 3 phase electricity supply
- Large concrete surfaced yard area
- <https://what3words.com/puns.fully.gender>

01634 668000

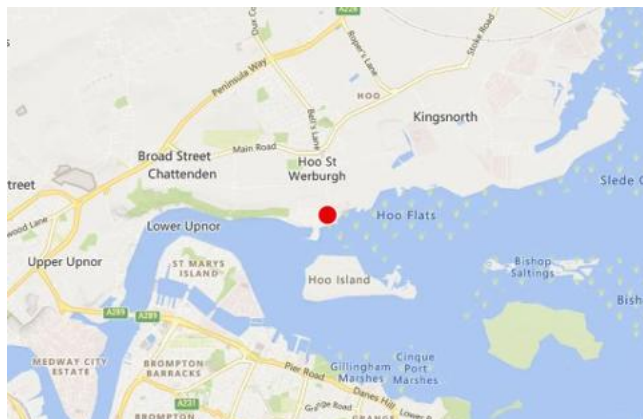
2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

WATSON DAY
CHARTERED SURVEYORS

4 HOO INDUSTRIAL ESTATE, VICARAGE LANE, HOO, ROCHESTER, KENT, ME3 9LB

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.



Description

- * Clear span portal framed industrial unit
- * 6.8 m eaves
- * Good natural lighting via roof lights
- * Goods loading door
- * High bay lighting
- * 3 phase electricity supply
- * Large concrete surfaced yard area
- * Available immediately

Accommodation

Gross internal floor areas as follows:-

	Sq Ft	Sq M
Workshop/warehouse	4,784	444.43
TOTAL	4,784	444.43

Terms

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

Rent

£67,500 per annum exclusive

VAT

The property is elected for VAT

Service Charge

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

Business Rates

Rateable Value £40,250

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

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Energy Performance Certificate

Band C (61). Valid until 01/07/2035.

Legal Costs

Each party to bear their own legal costs

Viewing

Via the letting agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

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Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



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