

LIGHT INDUSTRIAL UNIT - TO LET



Unit 1 Deacon Trading Estate Strood , Rochester , Kent , ME2 2AU

3,488 sq ft (324 sq m)

- ▶ Modern End Terrace Industrial/Warehouse Unit
- ▶ Good Yard to the front of the property
- ▶ Steel portal frame construction
- ▶ 6 m eaves and large access door



Location

The premises for part of the Deacon Trading Estate immediately opposite the Morrisons superstore in Knights Road, Strood. Adjoining occupiers include Plumb Centre, City Electrical Factors and the Hire Centre

There is further access to all town centre facilities including shopping, bus services, and Strood Mainline Station approximately 1 mile west of Junction 6 of the M20 motorway. Maidstone is located 35 miles south east of London and 40 miles west of the Channel Ports

Description

The modern end of terrace industrial/warehouse unit comprises of steel portal framed construction with a large up and over goods loading door. Internally the eaves height is approximately 6 metres. We are advised all main services are available together with 3 phase power.

Accommodation

The property comprises the following with approximate dimensions (areas are) -

Warehouse and offices	3,488 sq ft	324 sq m
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Tenure

The property is available to let on full repairing and insuring terms on new lease terms or by assignment with the current break notice 02/03/2027.

Planning

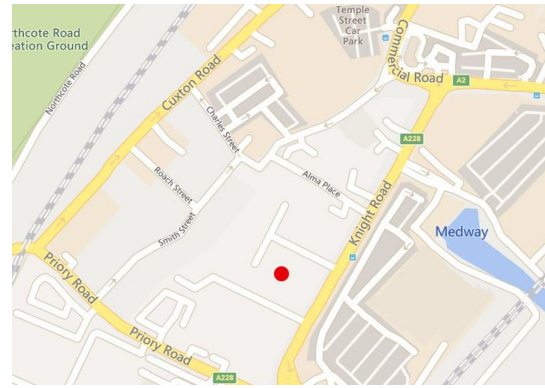
The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Rates

According to the Valuation Office Agency website the property's description is "warehouse and premises " and the Rateable Value is £48,000 . For information regarding business rates please visit Gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewing

By appointment, please contact:
Mr Mark Coxon
mcoxon@caxtons.com

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