

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

**UNIT 5 VICARAGE LANE INDUSTRIAL ESTATE  
VICARAGE LANE, HOO, ROCHESTER  
KENT ME3 9LB**

CoStar AWARDS  
ANNUAL AWARDS

TOP AGENCY

2024  
WINNER



**DETACHED INDUSTRIAL/WORKSHOP UNIT WITH SECURE YARD  
3,279 SQ. FT. (304.6 M<sup>2</sup>)**

**ON SECURE SURFACED SITE OF APPROX. 0.24 ACRES**

**LEASE FOR ASSIGNMENT**

**WATSON DAY**  
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**01634 668000**  
**watsonday.com**

## 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/noises.label.placed>

## DESCRIPTION

- Clear span portal framed industrial unit
- 5.5. m eaves rising to 8 m at apex
- Roller shutter doors front and rear
- High bay LED lighting
- 3 phase electricity supply
- WC facility
- Adjoining workshop/store bay
- Fully secure/fenced & gated concrete yard area

## ACCOMMODATION (Gross Internal)

Workshop/industrial	2,369 sq. ft.	(220.06 m <sup>2</sup> )
Workshop/store bay	910 sq. ft.	(84.58 m <sup>2</sup> )
<b>TOTAL</b>	<b>3,279 sq. ft.</b>	<b>(304.64 m<sup>2</sup>)</b>

Secure concrete surfaced yard to front, rear & flank

## RENT/LEASE

The property is available by way of **ASSIGNMENT** of the existing full repairing and insuring lease – 6 year term from 2<sup>nd</sup> December 2024 subject to a rent review and tenant only break in December 2027 at a current passing rent of £35,000 per annum exclusive.

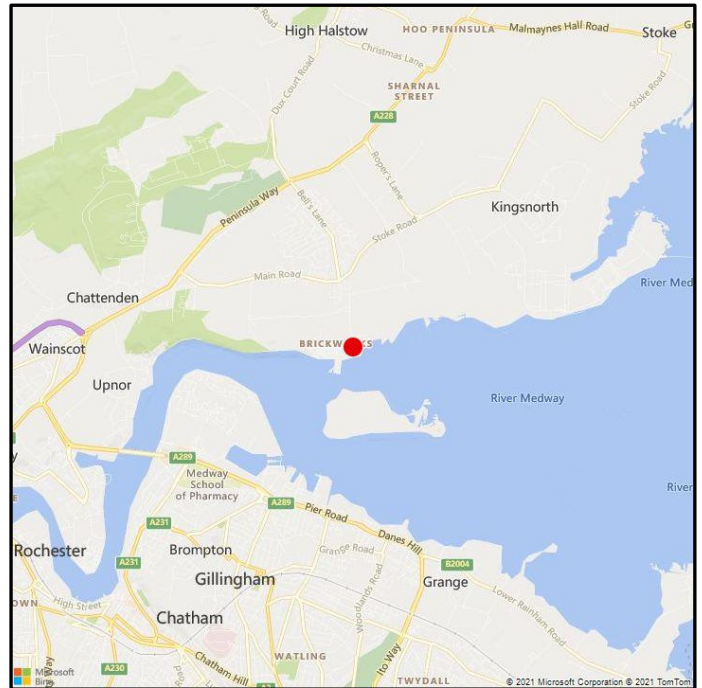
## VAT

VAT will be charged on rent and other charges.

## SERVICE CHARGE

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

## LOCATION PLAN



## BUSINESS RATES

From 1<sup>st</sup> April 2026 the Rateable Value is £27,250.

Interested parties are advised to contact Medway Council in regard to exact 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.

## LEGAL COSTS

Both parties' legal costs to be borne by the incoming tenant.

## ENERGY PERFORMANCE CERTIFICATE

Band E (124). Valid until 22/09/2026.

## VIEWING

Strictly by appointment with the sole agents: -

## WATSON DAY CHARTERED SURVEYORS

Ian Gutteridge

01634 668000/07860 504622

[iangutteridge@watsonday.com](mailto: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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