

29-31

Lordswood Industrial Estate,
Revenge Road, Lordswood,
CHATHAM
Kent ME5 8UD

**High Quality Fully Fitted
Food Preparation Facility**
with walk-in cold stores, high
quality offices

8,483 - 12,936 SQ FT
788 - 1,204 M

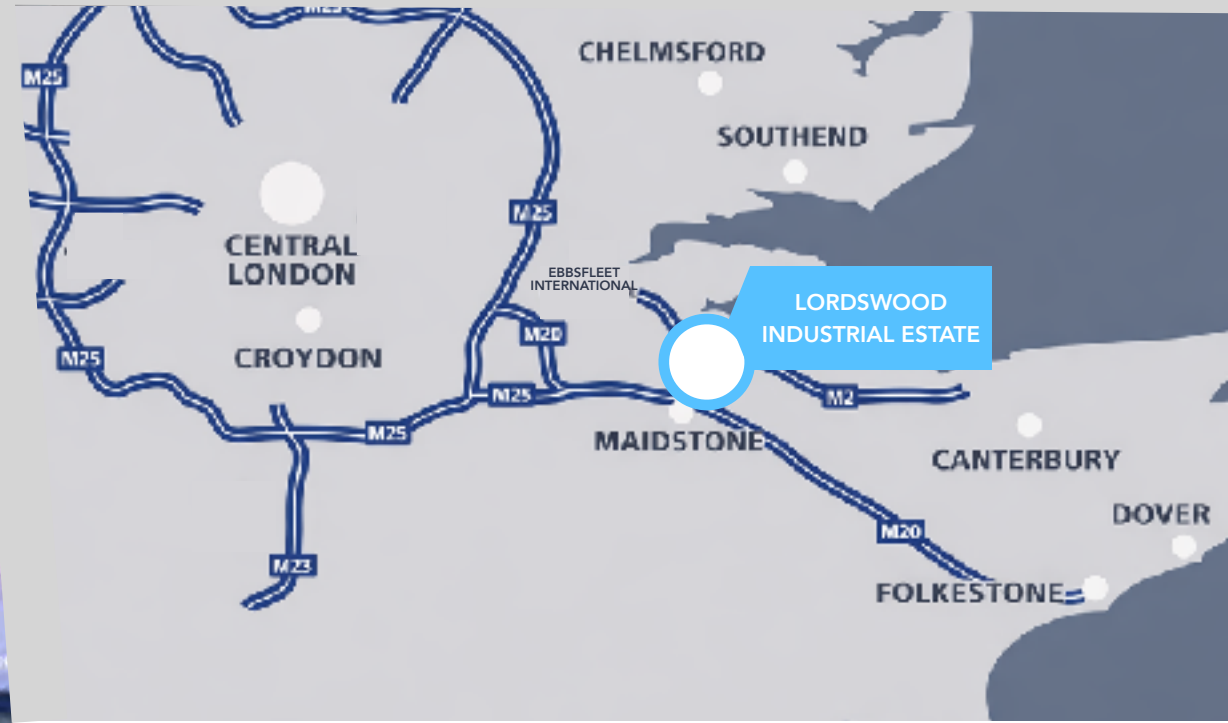
FOR LET / MAY SELL



LOCATION

- The unit forms part of the Lordswood Industrial Estate, a development located approximately 4 miles south of Chatham town centre and 4 miles north from the County town of Maidstone.
- There is excellent access via the Walderslade Woods Road to the A229 trunk road and Junction 3 of the M2 motorway.
- From here the M20 (J6) motorway is also easily accessible.
- The M25 Dartford Crossing and Channel Ports/Tunnel are also accessible.

For location click line or copy & paste to your browser
<https://what3words.com/migrate.physics.operation>



DESCRIPTION

High Quality Purpose built facility with chilled production room, supported by:

- large cold stores and freezing facilities
- 3 phase power
- 38KW solar PV system
- Excellent staff kitchen and facilities
- High quality first floor offices with air source heating & cooling and MVHR fully ventilated
- Office with client product demo area, meeting rooms, board rooms and private office, all fitted with sound absorbing acoustic glass
- Male & female WCs for Production and Office

Aspects to highlight:

- First floor mezzanine storage
- Good parking provision
- Excellent access for HGVs
- Electric car charging point
- Enclosed cycle shelter





WAREHOUSE



PRODUCTION



ACCOMMODATION

UNIT	SQ. FT	M ²
29	8,483	788
29-30	10,723	996
29-31	12,963	1,204

* Note the adjoining Unit 31 at 2,252 sq. ft. (209.2 m²) is also available if required.



TERMS

LEASE TERMS

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

RENT

Unit 29	£110,000 per annum exclusive
Units 29-30	£143,000 per annum exclusive
Units 29-31	£176,000 per annum exclusive

PRICE

Upon application

VAT

We understand the property is elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

BUSINESS RATES

As of 1st April 2026 the Rateable Value is £138,000.

A split of the rating assessment across the 3 units will need to be completed.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

Unit 29 Band A (21A)	Valid until 07/09/2033
Unit 30 Band C (56)	Valid until 05/06/2035
Unit 31 Band C (54)	Valid until 07/10/2033

PLANNING

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

VIEWING

Strictly by appointment via the sole agents:-



Kevin Dempster
01634 668000 / 07860 504620
kevindempster@watsonday.com

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. December 2025.



PLANS

UNIT 31

UNIT 30

UNIT 29

Ground floor

First floor



Drawings to be verified on site. Design changes to this drawing are to be made only where indicated on this drawing and the designer is not responsible for any errors or omissions. The accuracy of the drawings is the responsibility of the designer. The client is to verify the accuracy of the drawings. The client is to verify the accuracy of the drawings. The client is to verify the accuracy of the drawings.

No.	Description	By	Date
<p>Julian Bluck Designs Ltd Chartered Building Surveying & Architectural Practice 5th Floor - Park Street - Collier Quay East Sussex - TN39 4AB Mobile 07867 822001 • Fax 01323 872603</p>			
<p>Project Units 29-32, Revenge Rd Lordswood, Chatham Kent ME5 8UD</p>			
<p>Drawing Title Proposed Floor Plans</p>			
Drawing No.	Revision		
02			○
Scale	Date		
1:100	August 2019		
Designer	Project No.		
Drawn by	Checked by		
Controlled by	Approved by		
<p>Client Mr. T. Auger</p>			