

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

**22, 23 & 24 LORDSWOOD INDUSTRIAL ESTATE  
REVENGE ROAD, LORDSWOOD  
CHATHAM, KENT ME5 8UD**



**TRADE/WAREHOUSE/INDUSTRIAL UNITS  
4,600 – 13,856 SQ. FT.  
(427.3 – 1,287.2 M<sup>2</sup>)  
(AVAILABLE INDIVIDUALLY OR COMBINED)**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION

The units form 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://w3w.co/zebra.headsets.flags>

## DESCRIPTION

Three adjoining industrial/warehouse units. Salient features for each unit include:-

- Goods loading door
- Separate personnel door
- 5.5 metre eaves height
- 3 phase electricity supply
- Male & female WCs
- Allocated car parking & forecourt loading area

## ACCOMMODATION (GIA)

Unit	Sq. Ft	M <sup>2</sup>
22	4,600	427.3
23	4,600	427.3
24	4,656	432.5
<b>Total</b>	<b>13,856</b>	<b>1,287.2</b>

## LEASE

An assignment of each of the existing leases expiring June 2029. This can be individually or combined.

Alternatively, a new longer term may be available by negotiation at a rent to be agreed.

## RENT

£56,168 per annum exclusive per unit

## VAT

We understand the property is elected for VAT.

## LOCATION PLAN



## 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

Units 22 & 23	Rateable Value	£85,500
Unit 24	Rateable Value	£42,250

## 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

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATES

Unit 22	Awaited	
Unit 23	Band C (68)	Valid until 26/10/2025
Unit 24	Band D (91)	Valid until 02/02/2033

## VIEWING

Strictly by appointment via the joint agents:-

### WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

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MANHIRE LLP

JONATHAN MANHIRE

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**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



**01634 668000**

## Unit 22



## Unit 23



## Unit 24



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

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