

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

8 SECOND AVENUE CHATHAM, KENT ME4 5AU

CoStar AWARDS
ANNUAL AWARDS

TOP AGENCY

2024
WINNER



**WORKSHOP, OFFICES
& SECURE YARD**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Second Avenue Industrial Estate is located approximately 1 mile south east of Chatham town centre in an established industrial area. The location is readily accessible by road with the A2 trunk road passing relatively close by to the north. A number of routes are available to the south giving access to the M2 motorway. **For location click line or copy & paste to your browser** <https://what3words.com/sneezed.modes.recliner>

DESCRIPTION

A detached workshop/store building with separate detached 2 storey office situated on a secure concrete surfaced yard.

The workshop is brick built with a pitched roof and an eaves height of approx. 3.9 metres. Provided with a manual roller shutter door at the front, 3 phase power and lighting throughout. There is an additional store area at the rear.

The offices are similarly brick built and fitted with double glazed UPVC windows. Internally, space is divided as a series of individual offices together with a kitchen and separate male and female WCs. Gas fired central heating, Cat 2 lighting, carpeting and 13 amp power points are all provided

The remainder of the site is concrete surfaced enclosed with 2 metre metal palisade fencing and double gates at the entrance directly off Second Avenue.

ACCOMMODATION

The approximate gross internal areas are as follows:-

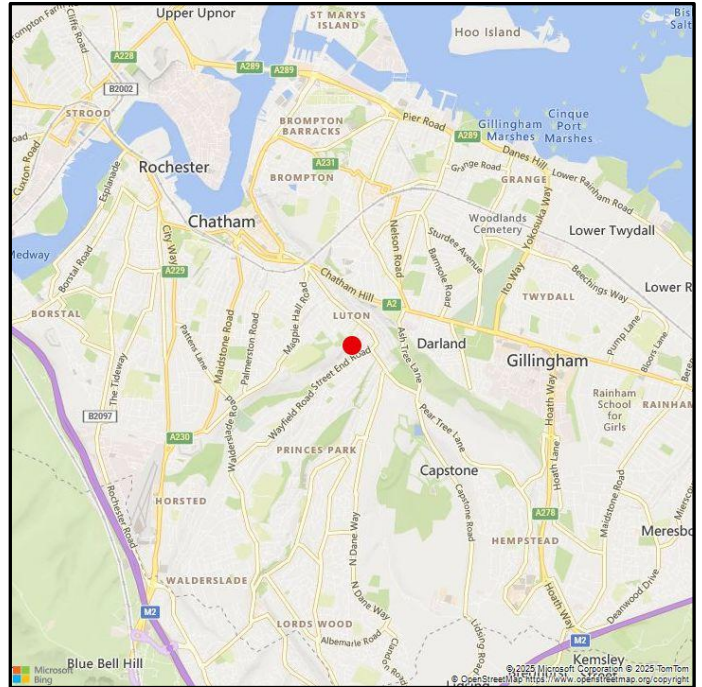
Offices	781 sq. ft.	(72.5 m ²)
Workshop	864 sq. ft.	(80.3 m ²)
Additional workshop area	1,307 sq. ft.	(121.4 m ²)

Yard area – total site area (scaled from Ordnance Survey) is approx. 0.11 acres.

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

RENT £27,500 per annum exclusive.

LOCATION PLAN



VAT

We are advised the property is not elected for VAT and therefore VAT will be not payable on the rent.

BUSINESS RATES

As of 1st April 2026, the Rateable Value is £16,250.

Interested parties are advised to contact the local council with regards to exact rates payable

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

Workshop	Band C (54)	Valid until 02/11/2035
Office	Band E (119)	Valid until 02/11/2035.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Ian Gutteridge

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IMPORTANT NOTICE:

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- 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;
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