

**UNITS 1-6 – ENTRANCE B  
KINGSNORTH INDUSTRIAL ESTATE,  
HOO, ROCHESTER, KENT, ME3 9ND**

**TO LET**



**INDUSTRIAL/WAREHOUSE PREMISES WITH YARD  
3270.84 sq. m. (35,207 sq. ft.)**

**Rent £200,000 PAX**

**Location**

The Kingsnorth Industrial Estate is located on the northern outskirts of the Medway Towns and benefits from fast and convenient access to the motorway network via the dualled A228 and A289 connecting the site to the M2 at Junction 1.

**Distances**

	Miles	Typical Journey Time
M2, Junction 1	8 miles	8-10 mins
M25, Junction 2	17 miles	20 mins

The Estate is in close proximity to Kingsnorth Power Station and is deemed suitable for a wide range of warehouse, distribution and general industrial uses or similar activities.

**Description**

The property comprises column-free industrial/warehouse accommodation with high-level lighting, together with ancillary offices and separate warehouse/workshop area.

The building is served with a roller shutter loading door to the front elevation with separate parking and pedestrian access to office areas.

To the rear is a substantial concreted yard with chainlink and closeboarded fencing, accessed from a rear gate and two roller shutter doors from the warehouse. In addition, there is an ancillary building of concrete-frame construction.

Special features include:- 6 m. eaves, Clear span, High-level lighting, Roller shutter doors to front and rear, 0.6 acre rear yard and additional parking and loading areas to front elevation.

## **Accommodation**

The property has the following approximate gross internal areas:-

Main Warehouse	1800.09 sq. m. (19,376 sq. ft.)
Workshop/Front Warehouse	161.28 sq. m. ( 1,736 sq. ft.)
Offices	380.44 sq. m. ( 4,095 sq. ft.)
Ancillary Building/Warehouses	929.03 sq. m. (10,000 sq. ft.)

**TOTAL** **3270.84 sq. m. (35,207 sq. ft.)**

## **Planning**

We have been verbally advised by Medway Council that the property has most recently been used for warehouse and distribution purposes. Other acceptable uses would include light and general industrial uses.

Interested parties are strongly advised to make their own enquiries of the Planning Authority to ensure their proposed use is permissible. Enquiries should be made to: The Duty Planning Officer, Medway Council, Compass Centre, Chatham Maritime, Chatham, Kent, ME4 4YH – tel. no. 01634 331220; [www.medway.gov.uk/localplan](http://www.medway.gov.uk/localplan).

## **Rateable Value**

The main building has a Rateable Value of £88,000 and the ancillary building has a Rateable Value of £26,750. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk).

## **Rent**

£200,000 PAX

## **Terms**

The property is available on a new full repairing and insuring lease for a term to be agreed.

## **Legal Costs**

Each party to bear their own legal costs.

## **Viewing**

Strictly by prior appointment through Sole Agents, Hindwoods.

**CG4096**

*"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)".*