

**UNIT 212, KINGSNORTH INDUSTRIAL ESTATE,  
HOO, ROCHESTER, KENT, ME3 9NZ**

**TO LET**



**INDUSTRIAL/WAREHOUSE UNIT WITH  
SUBSTANTIAL YARDAGE**

**1837.25 sq. m. (19,776 sq. ft.)**

**Rent £80,000 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 a substantial warehouse building of steel-frame construction with insulated cladding to roof and elevations. The premises have the benefit of a lightweight covered loading area and ancillary offices, W.C.'s and staff welfare area.

Special features include:- 9.6 m. eaves (31' 6"), Three-phase power, High-level halogen lighting and Plinths for racking system.

N.B. Parking and loading areas are available with the unit and additional land is available up to a maximum of 8.5 acres.

### **Accommodation**

The property has the following approximate gross internal floor area:-

Main Warehouse	1225.67 sq. m. (13,193 sq. ft.)
Enclosed Loading Area	481.52 sq. m. (5,183 sq. ft.)
Ancillary Offices	130.06 sq. m. (1,400 sq. ft.)
TOTAL	1837.25 sq. m. (19,776 sq. ft.)

### **Planning**

We have been verbally advised by Medway Council that the property has previously been used for storage and distribution of bitumen products and we understand that the property is suitable for a wide range of industrial and warehouse purposes. However, interested parties are strongly recommended to make their own enquiries of the Planning Authority to ensure that their proposed use is permissible, prior to entering into any formal contract. Enquiries should be addressed 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).

### **Terms**

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

### **Rent**

£80,000 PAX

### **Rateable Value**

Units 212 and 213 were previously occupied by a single company and were rated as a single hereditament, i.e. £112,000. If Units 212 and 213 are occupied separately in the future, a new assessment will be required. 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).

### **Legal Costs**

Each party to bear their own legal costs.

### **V.A.T.**

Please note that V.A.T. may be chargeable.

### **Viewing**

Strictly by prior appointment through Sole Agents, Hindwoods.

### **CG4100**

*"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)".*