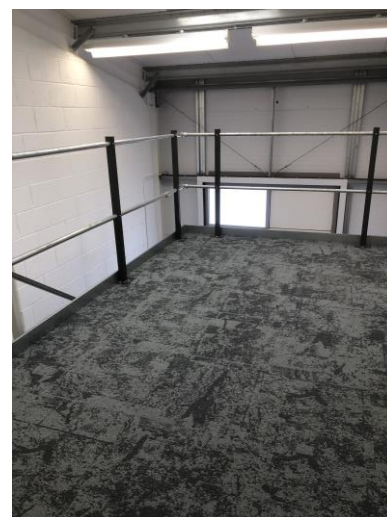


**45 SPACE BUSINESS CENTRE KNIGHT
ROAD STROOD KENT ME2 2BF
AN INDUSTRIAL UNIT
SUITABLE FOR WORKSHOP STORAGE OR OFFICE USE
FLEXIBLE TERMS
34.97 sq m (376 sq ft)**

TO LET



LOCATION

The Space Business Centre is situated on the periphery of Stood Town Centre so convenient for shops and transport facilities. Junction 2 of the M2 at Rochester Bridge is only about 2 miles distant and Junctions 4 and 6 M20 about 8 miles.

DESCRIPTION

The unit forms part of a complex of some 51 modern terraced portal framed and clad business units having the following benefits: -:-

- Forecourt parking for 1 cars
- Communal Amenity Areas
- CCTV and Security Gates
- 24 Hour access
- 5.23m Eaves height
- Lighting
- Mezzanine

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FLOOR AREA

Ground floor 22.05 sq m (237 sq ft)
Mezzanine 12.92 sq m (139 sq ft)
Total 34.97 sq m (376 sq ft)

TERMS

The Unit is available on a new internal repairing and insuring basis for a term to be agreed, but for a minimum term of 12 months subject to annual 3% increases

RENT

£10,500 per annum (£875 per month) exclusive of business rates but inclusive of service charges and insurance. Rent is payable monthly in advance and subject to VAT

RENT DEPOSIT

A TWO Month Rent Deposit will be required

UTILITIES

The Tenant will be responsible for their own charges for the utilities and telephone & Broadband

RATEABLE VALUE

Rateable Value £5,500
Uniform Business rate 49.9p in the pound
Rates payable for a full year 2024/2025 £2,745

However Properties with a Rateable Value of £12,000 or less currently qualify for 100% rates relief subject to conditions. Prospective Tenants should check the position with Medway City Council.

LEGAL COSTS

A charge of £175 Plus VAT will be made to the incoming tenant when entering into the Landlords Standard Tenancy Agreement

DISCLAIMER

Under the Estate Agent Act 1979, regulations require declaration that a member of Cobbs Property Services has a legal interest in this property.

Viewing

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