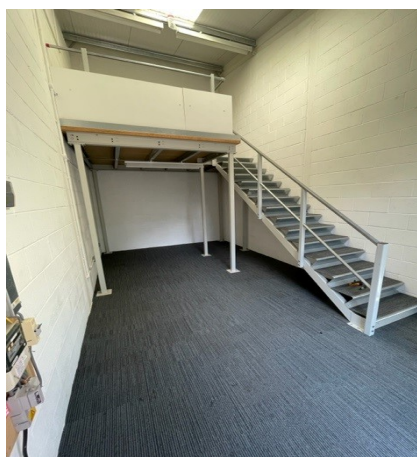


**Unit 42 Space Business
Centre
Knight Road, Strood, Kent
ME2 2BF
MODERN BUSINESS UNIT
32.39sq m (349 sq ft)
TO LET**



LOCATION

This mid terrace unit can be found at Space Business Centre, Knight Road which is situated on the periphery of Strood Town Centre, thus convenient for the shops and transport facilities. Junction 2 of the M2 at Rochester bridge in only about 2 miles in distance and Junction 4 of the M20 about 8 miles

DESCRIPTION

This unit forms part of a complex of some 51 modern terraced portal framed and clad back-to-back in style business units have the following benefits;

- Forecourt parking for 1 cars
- Shared use of two Communal Amenity Areas, covering Toilets, Kitchens and shower
- CCTV and Security Gates
- 24 Hour Access
- 5.23m Eaves Height with Mezzanine floor carpeted suitable as office or for storage
- Strip Lighting
- Tenant is responsible for their own charges for utilities provided to the unit (electricity and telephone solely)
- Available immediately from June 2023

01322 288254 • WWW.COBBSPROPERTY.CO.UK • 17 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT, ME2 2BF

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FLOOR AREA

Ground Floor	23.45 SqM (253 SqFt)
Mezzanine Floor	8.94 SqM (96 SqFt)
TOTAL	32.39 SqM (349 SqFt)

TERMS & RENT

The Unit is offered by way of a new Lease for a term to be agreed and will be contracted outside the provisions of the landlord & tenant Act 1954

Rent £9,000 Per annum exclusive (£750 per month). Rent is payable Monthly in advance and Two Months Rental Deposit will be required. All figures quoted are subject to VAT. Rent is Inclusive of the Estate Service Charge. The rent is subject to annual 4% increases

RATEABLE VALUE & EPC

Rateable Value £5,500

Uniform Business rate 49.9p in the pound

Rates payable for a full year 2023/2024 £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

The Property requires a new EPC

LEGAL COSTS

The Incoming tenant will be responsible for making a contribution of £175 Plus VAT towards Landlords Agent preparing a Standard Tenancy Agreement

Viewing

Contact

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