

# 6 DEACON TRADING ESTATE, KNIGHT ROAD, STROOD ROCHESTER, KENT ME2 2AU



**WELL LOCATED TOWN CENTRE  
TRADE/WAREHOUSE WITH OFFICES  
AND GENEROUS CAR PARKING  
5,456 SQ. FT. + 1,321 SQ. FT. ANCILLARY  
MEZZANINE OFFICES  
\* ADJACENT TO CEF & PLUMB CENTER \*  
FOR SALE FREEHOLD/TO LET**

## LOCATION

The premises form part of the Deacon Trading Estate immediately opposite the Morrisons superstore in Knight Road, Strood. Adjoining occupiers include Plumb Center, City Electrical Factors, The Hire Centre and Supaglazing. There is therefore access to all the town centre facilities including shopping, bus services and Strood mainline railway station. There is quick access to J2, M2 via the A228.

## DESCRIPTION

The unit comprises an end terraced warehouse unit with offices. Salient features:-

- Large up and over goods loading door
- Approx. 6 metre eaves height
- We are advised all mains services are available together with 3 phase power
- Offices to ground and first floor
- Mezzanine store areas
- Male & female WCs
- Dedicated car parking for approx. 13 vehicles + double parking

## ACCOMMODATION

GF warehouse/ reception offices	4,677 sq. ft.	(434.5 m <sup>2</sup> )
FF front offices	<u>779 sq. ft.</u>	<u>(72.4 m<sup>2</sup>)</u>
<b>Total</b>	<b>5,456 sq. ft.</b>	<b>(506.9 m<sup>2</sup>)</b>
Ancillary offices/mezzanine stores	1,321 sq. ft.	(122.7 m <sup>2</sup> )

Exterior 13 car parking spaces

## PURCHASE PRICE

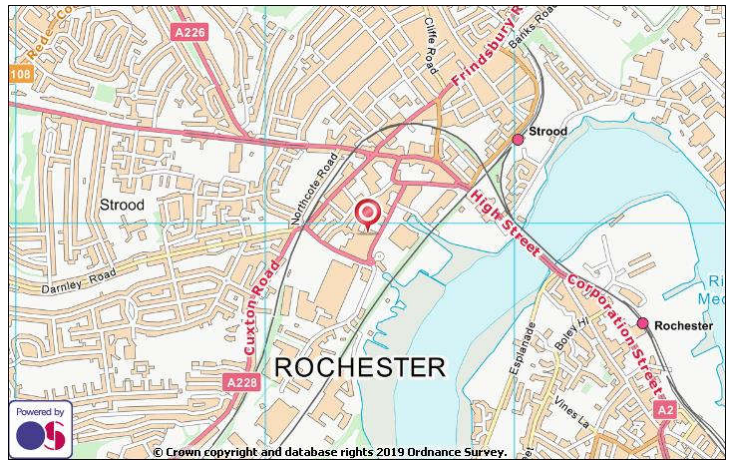
£695,000 for the freehold interest.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## RENT

£50,000 per annum

## LOCATION PLAN



## LEASE

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

## VAT

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

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is £37,500.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (80) and expires on 21.12.9. The Energy Performance Certificate is available to view on request.

## VIEWING

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

kevindempster@watsonday.com

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

#### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01634 668000**