

4A MICHAEL GILL BUILDING, TOLGATE LANE STROOD, KENT ME2 4TG



**PROMINENT LANDMARK TOWN CENTRE OFFICES
WITH 3 CAR PARKING SPACES &
COMFORT COOLING/HEATING**

923 SQ. FT. (86 M²)

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

This town centre office building enjoys extensive visibility adjacent to Commercial Road and the adjoining car park, as well as frontage to Tolgate Lane which connects with High Street, Strood and immediately to the south is the Strood Retail Park with occupiers including Argos, Matalan and Next. This is therefore a highly visible and extremely convenient central location with ample public car parking adjacent and nearby. A mainline railway station is within walking distance.

DESCRIPTION

The offices are self-contained and comprise part of the first floor of an architect designed, two storey building together with five retail units to the ground floor. Salient features are follows:-

- Self-contained access via Tolgate Lane
- Lift to the first floor
- Individual cellular offices
- Shared kitchen and WC facilities
- 3 dedicated car parking spaces to the rear

ACCOMMODATION (net internal area)

Office 8	312 sq. ft.	(29 m ²)
Office 9	267 sq. ft.	(25 m ²)
Office 10	186 sq. ft.	(17 m ²)
Office 11	158 sq. ft.	(15 m ²)
Total	923 sq. ft.	(86 m²)

3 allocated car parking spaces

LEASE

A new full repairing and insuring lease for a term to be agreed.

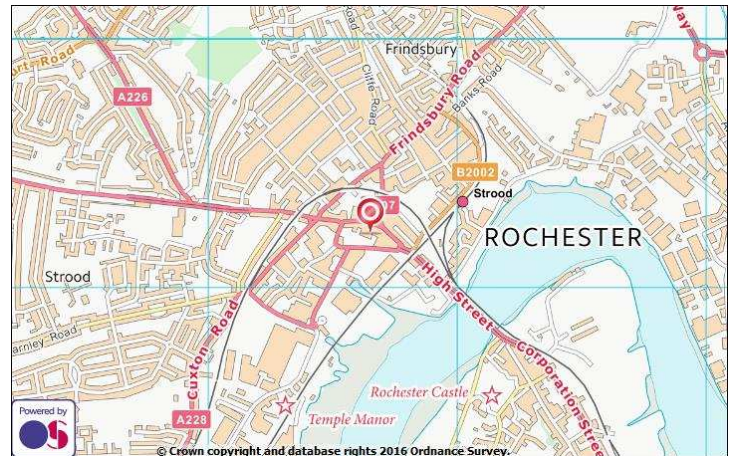
RENT

£10,000 per annum exclusive.

VAT

We understand the property is elected for VAT and therefore VAT will be payable.

LOCATION PLAN



SERVICE CHARGE

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

BUSINESS RATES

To be reassessed.

No business rates payable for qualifying small businesses. Please verify with Medway Council on 01634 333333.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The offices have been rated Band D (85) and is valid until 30.03.2026. The Energy Performance Certificate is available to view upon request.

VIEWING

Strictly by appointment via the sole agents:-

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

IMPORTANT NOTICE:

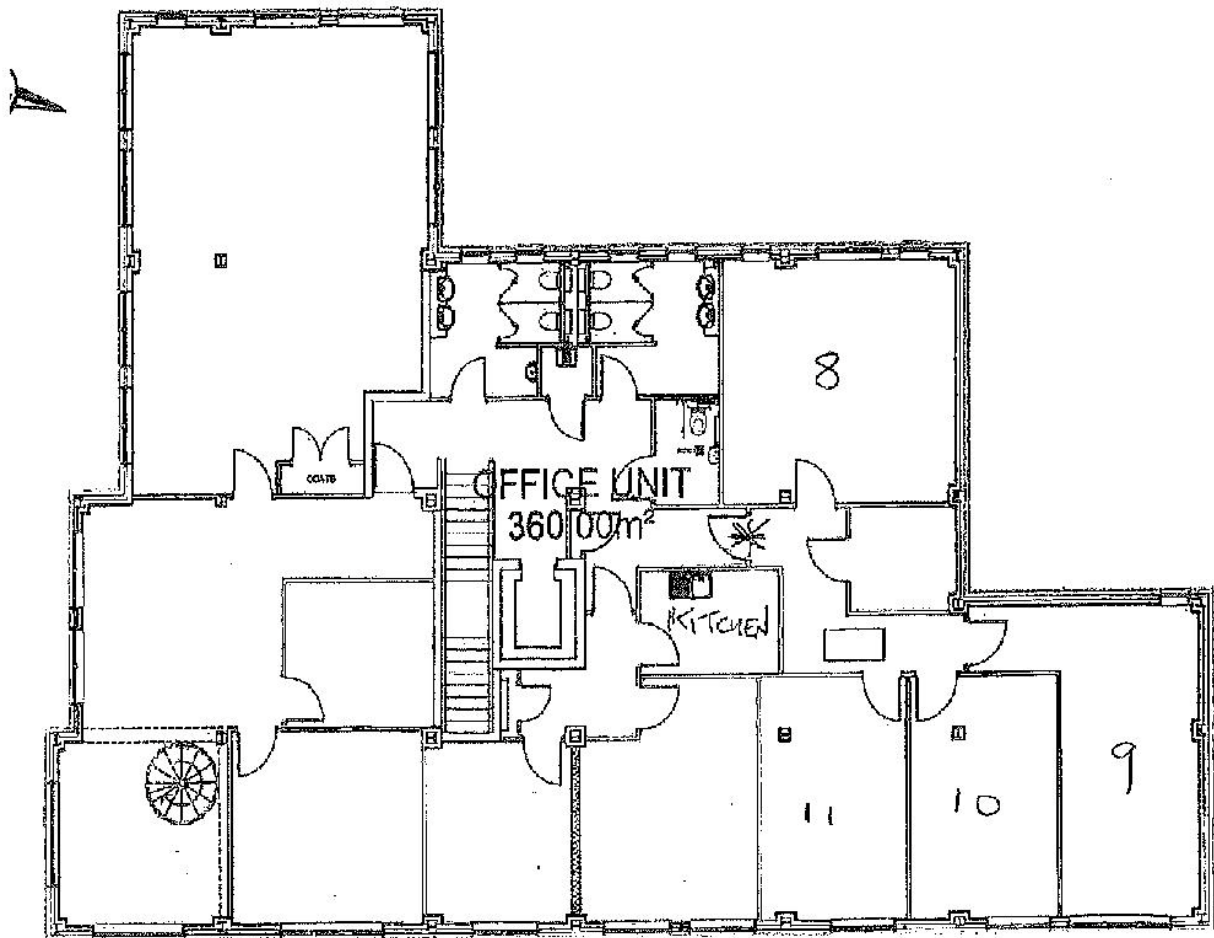
Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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



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FLOOR PLAN



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

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