

FULLY REFURBISHED



TO LET

Warehouse/Industrial Units

From **7,609-18,536 sq.ft** (707- 1,722 sq.m)

Units B1 and B2 Knights Park, Knight Road, Strood, Rochester, Kent **ME2 2LS**

- Full height loading doors
- Three phase power supply
- Eaves height 21' 8" (6.6m)
- Easy access to M2 Junction 1 (2 miles)



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DESCRIPTION

REFURBISHED MODERN INDUSTRIAL / WAREHOUSE UNIT ON AN ESTABLISHED ESTATE. (POTENTIAL TO COMBINE WITH UNIT B1 TO PROVIDE 18,536 SQ FT)

The properties comprises a semi-detached warehouse unit of steel construction with part brick/blockwork elevations under a lined profile metal sheet roof incorporating translucent roof lights. There is a single level loading door to the front accessed off the front yard. An amenities block provides male and female WCs and an area for a kitchen.

- 3 phase power
- Unit B1 - 12 allocated parking spaces
- Unit B2 - 16 allocated parking spaces
- Male and female WCs
- 6.6m eaves height
- Full height loading doors
- M2 junction 1 - 2 miles



RENT

On application.

ESTATE CHARGE

A service charge will be levied for the maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises, with the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Unit B1: EPC rating C71. **Unit B2:** EPC rating E109.
Further information available upon request.

PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

LOCATION - ME2 2LS

The property is located on the Knights Park industrial / office estate which is situated off the southern section of Knights Road approximately 1 mile to the south west of Strood town centre and 2 miles from junction 1 of the M2 which provides good links to the national motorway network and London.



VIEWINGS

Contact the appointed agent:

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AREAS (Approx. Gross Internal)	Sq.ft	Sq.m
Unit B1	7,609	707
Unit B2	10,927	1,015
TOTAL	18,536	1,722

Units B1 and B2 Knights Park, Knight Road, Strood, Rochester, Kent ME2 2LS

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