

UNIT 10 BREDHURST BUSINESS PARK, WESTFIELD SOLE ROAD, BOXLEY, MAIDSTONE, KENT ME14 3EH



**MODERN LIGHT
INDUSTRIAL/WAREHOUSE UNIT
1,058 SQ. FT. (98.29 M²)**

TO LET

LOCATION

Bredhurst Business Park is situated off Westfield Sole Road approximately ¾ mile east of the roundabout junction with Walderslade Woods Road, Gleamingwood Drive, Lordswood Lane and Harp Farm Road on the periphery of the Medway towns. From here there is direct access to junction 3 of the M2 motorway via Walderslade Woods Road. The A229 also links with J6, M20.

For location click link or copy & paste

<https://w3w.co/coffee.collide.campsites> into your browser

DESCRIPTION

The unit comprises a modern light industrial/workshop unit. Salient features include:-

- Steel portal framed
- Roller shutter door (4.3m x 3.6m)
- Double glazed windows and entrance door to front elevation
- Kitchen and WC facilities
- First floor office
- Forecourt car parking

ACCOMMODATION

(All floor areas are gross internal)

Ground Floor

Warehouse 868 sq. ft. (80.64 m²)

First Floor

Office 190 sq. ft. (17.65 m²)

Total 1,058 sq. ft. (98.29 m²)

TERMS

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

RENT

£21,000 per annum exclusive.

SERVICE CHARGE

The landlord levies a service charge for the upkeep of the estate. Details available upon request.

LOCATION PLAN



VAT

VAT will be charged on all payments to the landlord.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List for the property is Rateable Value £14,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of Band D (100) and is valid until 06.06.2026.. The EPC is available to view upon request.

PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

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:

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- 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;
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