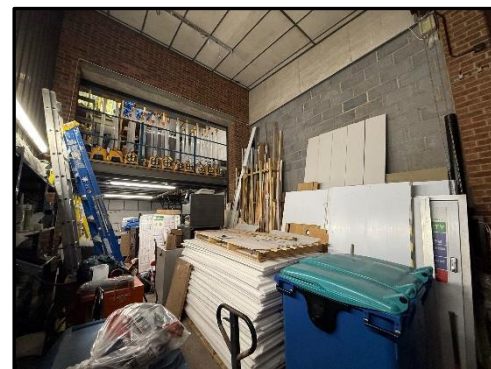
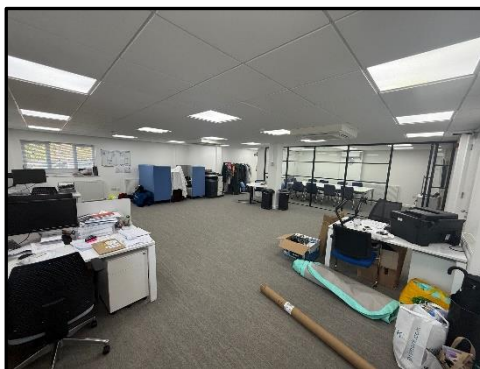


**17H ALTBARN INDUSTRIAL ESTATE  
REVENGE ROAD, LORDSWOOD, CHATHAM  
KENT ME5 8UD**



**INDUSTRIAL/WAREHOUSE UNIT  
WITH HIGH QUALITY OFFICES  
2,134 SQ. FT. (198.25 M<sup>2</sup>)  
+ FIRST FLOOR MEZZANINE  
1,541 SQ. FT. (143.16 M<sup>2</sup>)**

**TO LET**

## LOCATION

The unit forms part of the Altbarn Industrial Estate, a development located within Lordswood Industrial Estate, which is approximately 4 miles south of Chatham town centre and 4 miles north from the County town of Maidstone. There is excellent access via the Walderslade Woods Road to the A229 trunk road and Junction 3 of the M2 motorway. From here the M20 (J6) motorway is also easily accessible. The M25 Dartford Crossing and Channel Ports/Tunnel are also accessible.

For location click link or copy & paste <https://w3w.co/mulls.publisher.collides> to your browser.

## DESCRIPTION

The unit comprises an end terraced warehouse/industrial unit. Salient features include:-

- Loading door
- Mains services
- High specification ground & first floor offices
- Air conditioning, suspended ceilings with inset lights & gas fired central heating
- Mezzanine storage platform
- WC facilities
- 6 parking spaces

## ACCOMMODATION

### Ground Floor

Warehouse & office 2,134 sq. ft. (198.25 m<sup>2</sup>)

### First Floor Mezzanine

Offices 1,541 sq. ft. (143.16 m<sup>2</sup>)

**Total 3,675 sq. ft. (341.50 m<sup>2</sup>)**

Mezzanine store 247 sq. ft. (22.95 m<sup>2</sup>)

## RENT

£32,000 per annum

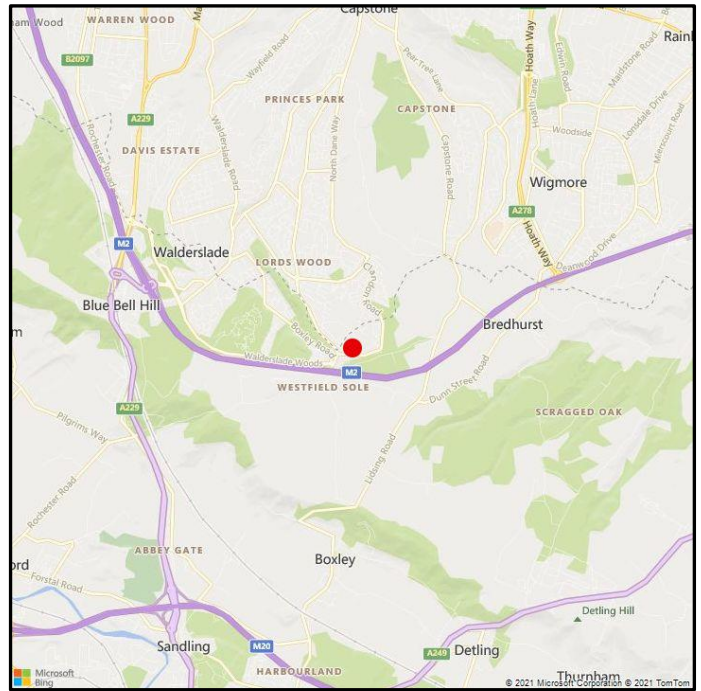
## LEASE TERMS

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

## VAT

The property is elected for VAT and therefore VAT will be payable on the rent and other sums demanded by the landlord.

## LOCATION PLAN



## BUSINESS RATES

Rateable Value £16,750.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Band D (93). Valid until 13/05/2028.

## PLANNING

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### **WATSON DAY CHARTERED SURVEYORS**

**Kevin Dempster**

**01634 668000/07860 504620**

[kevindempster@watsonday.com](mailto: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**