



Hooks Hole Chestnut Street, Sittingbourne, ME9 8DA

£100,000 Per Annum

A detached industrial unit with Planning for B8 (Storage and Distribution) the unit is self contained with office space and welfare facilities inside. Large open storage space inside with adjoining yard space with plenty of parking is available outside.

LOCATION

The Unit is located on Hooks Hole Farm, Borden only 1 mile away from the M2 junction for fast links to London or Canterbury. It also lies adjacent to the A249 which leads into Sittingbourne or down to the M20.

DESCRIPTION

The property is a detached industrial unit of steel portal framed construction under a pitched roof. The unit is served by two 6m high roller shutter doors and the minimum internal eaves height is 6.7m. To the front of the unit it benefits from three office a kitchenet and a W.C.

ACCOMMODATION

Area gross internal and approximate.

60.1m x 30m (197'17" x 98'42")

TOTAL AREA - 1,800 sq m (19,375 sq ft)

TERM

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£100,00 Per Annum

RATEABLE VALUE

The property is currently assessed for business rate as follows:

Warehouse & Premises £70,074 (2017)

Interested parties are advised to contact Swale Borough Council in regard to exact rates payable

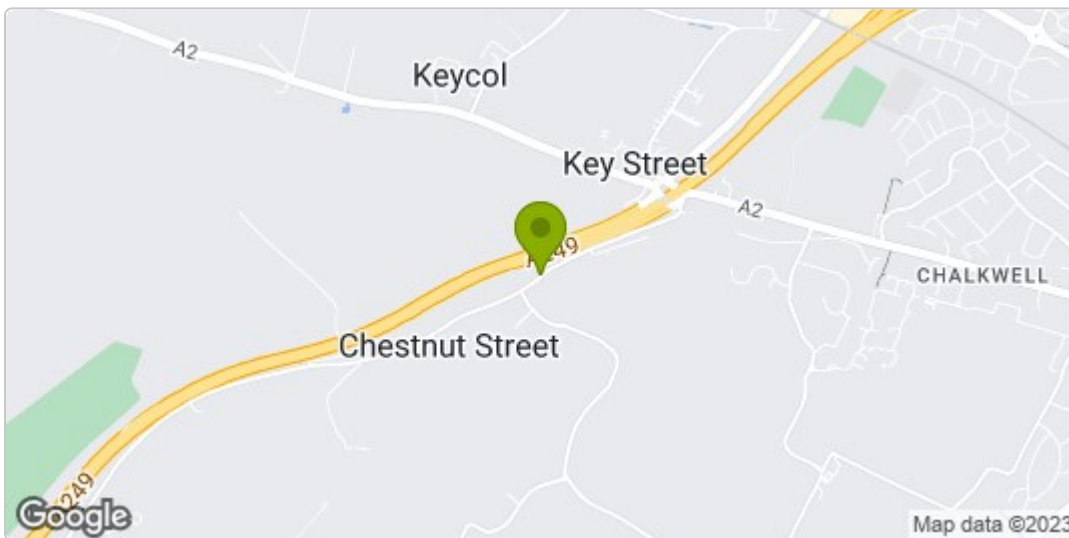
LEGAL COSTS

£1,000 contribution to the Landlords legal costs.

VIEWINGS

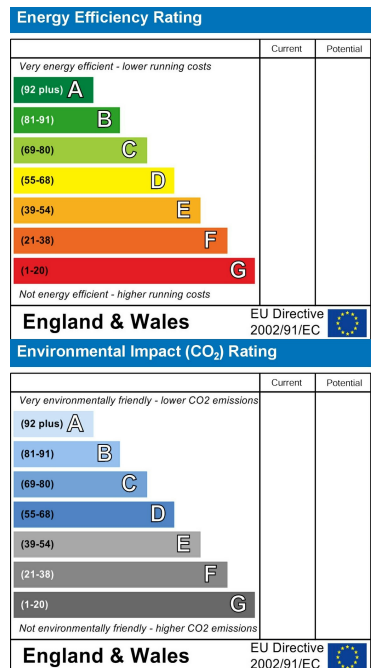
Strictly by appointment only via agent.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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