

TO LET

Business Unit

Ground Floor area: 1332 sq ft (123.75 sq m) GIA

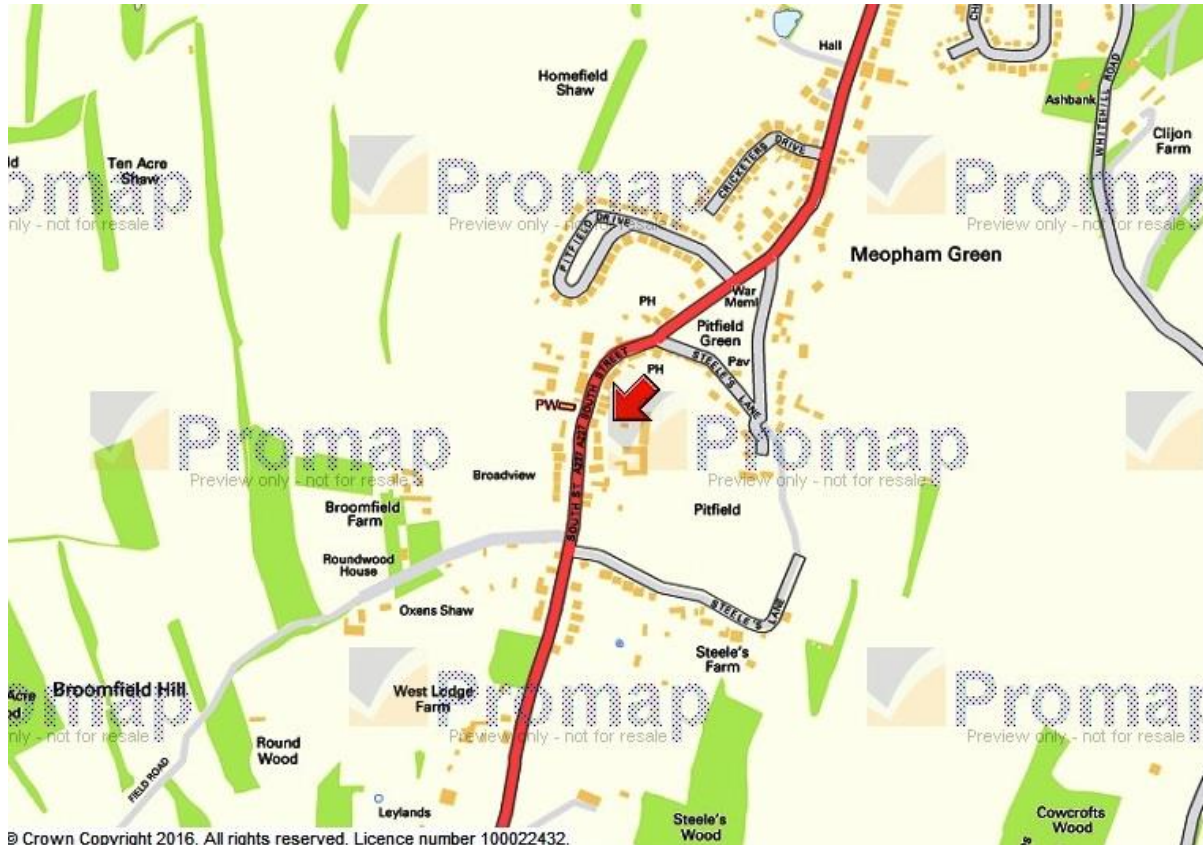
First Floor Mezzanine area: 1234 sq ft (114.64 sq m) GIA

Unit 7 Bowes Estate, Wrotham Road, Meopham, Kent, DA13 0QB



LOCATION

This unit is located on Bowes Estate, on the East side of the A227 Wrotham Road behind some secondary retailers to the South side of Meopham.



LOCATION PLAN

DESCRIPTION

The property is mid terrace single storey building from around 1969. It has an open plan warehouse with a mezzanine floor.

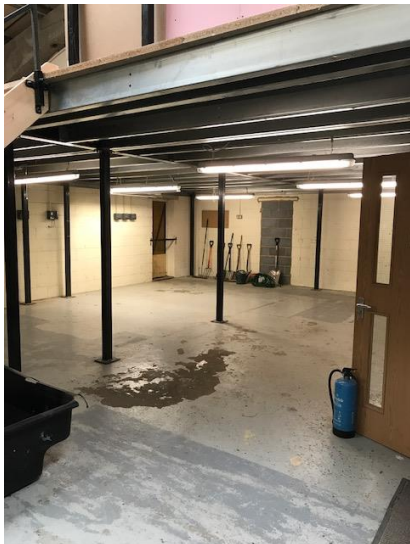
Construction is breeze blocks under a sealed pitched roof with translucent panels. The mezzanine floor forms part of a concrete arch structure.

ACCOMMODATION

All measurements are gross internal and approximate.

Ground
Storage 1038 sq ft
Office under supported floor 143 sq ft
Ancillary (Kitchen etc) 151 sq ft

First
Office 940 sq ft
Ancillary space 144 sq ft
Projection Storage 150 sq ft



LEASE TERMS

A new FRI lease is to be negotiated

RENT

£17,500 pa

ESTATE SERVICE CHARGE

Quarter 1 2017 was £205.27

SERVICES

The tenant is to be responsible for all service costs, such as electricity, gas, water, mains drainage and telecoms.

BUSINESS RATES

Description: Business Unit and Premises

Rateable Value: £10,970

We advise you to check with the local council but believe NO RATES will be payable from April 2017 for properties with a rateable value below £12,000.

VAT

Not payable in addition

LEGAL COSTS

Each Party to meet their own legal fees.

VEWING

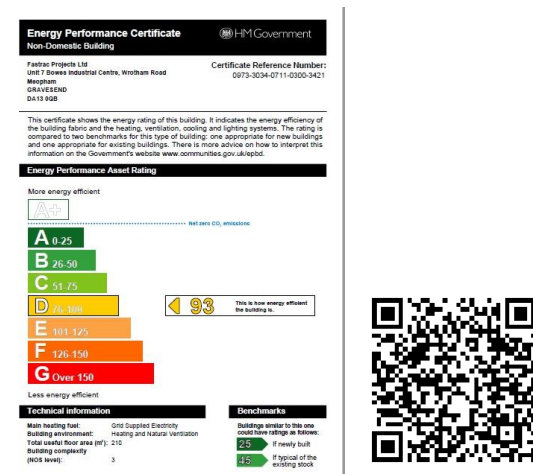
Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: ecatterall@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Emma Catterall



Prepared May 2017

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