

TO LET

Warehouse & Canopy, Portacabin and Yard

Warehouse: 10,420 sq ft (968.09 sq m)

Canopy: 2253.05 sq ft (209.31 sq m)

Yard: 4365.26 sq ft (405.55 sq m)

Portacabin: 1155 sq ft (107 sq m)

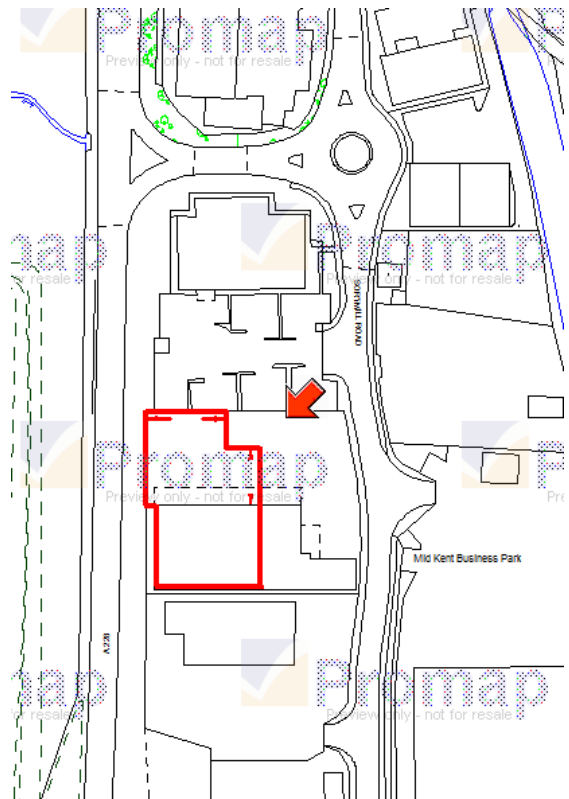
**Jennychem, Sort Mill Road, Mid Kent Business Park, Snodland,
Kent ME6 5UA**



LOCATION

The units form part of Jennychem House, situated on the Mid Kent Business Park on the A228 Snodland by-pass. This business park is located 4.5 miles south of the M2 and 1.5 miles North of the M20 so it has easy access to two major motorways.

Amenities in Snodland are within walking distance.



LOCATION PLAN

DESCRIPTION:

This modern unit is constructed with a steel portal frame. There is brick to the lower elevations and cladding up to the roof. There are rooflight panels and 4 large roller shutter doors for loading as well as a smaller roller shutter to the end of the building. The eaves are 6m and 8m at the ridge. There is also a canopy.

There is a portacabin currently used for offices and washrooms.

Jennychem will remain on site using 35% of the estate and there will be a right of way across their yard space to the subject property.

ACCOMMODATION:

All areas Gross Internal and approximate.

Warehouse: 10,420 sq ft (968.09 sq m)

Canopy: 2253.05 sq ft (209.31 sq m)

Yard: 4365.26 sq ft (405.55 sq m)

Portacabin: 1155 sq ft (107 sq m)

SERVICES:

The premises has 3-phase electricity, water and mains drainage. The services are sub metred and so you will pay Jennychem for your proportion of the bills.

USE:

The premises were last used as storage.

Applicants must establish for themselves that that their proposed use(s) will be permitted by the local authority (Tonbridge and Malling).

BUSINESS RATES:

Description:	Warehouse and Premises
Rateable Value:	£103,000

The tenant will be responsible for 65% of the Business Rates payable by Jennychem.

LEGAL COSTS:

Each party will meet their own legal costs.

LETTING TERMS:

A new lease is available for a term to be agreed on tenant's full internal + shop front repairing basis outside of the security of the Landlord and Tenant Act.

RENT:

£98,884

This equates to £8.50 psf warehouse, £1.50 psf canopy, £6 psf portacabin office and yard overage is included.

BUILDINGS INSURANCE:

The tenant will be responsible for 65% of premium payable by Jennychem.

VAT:

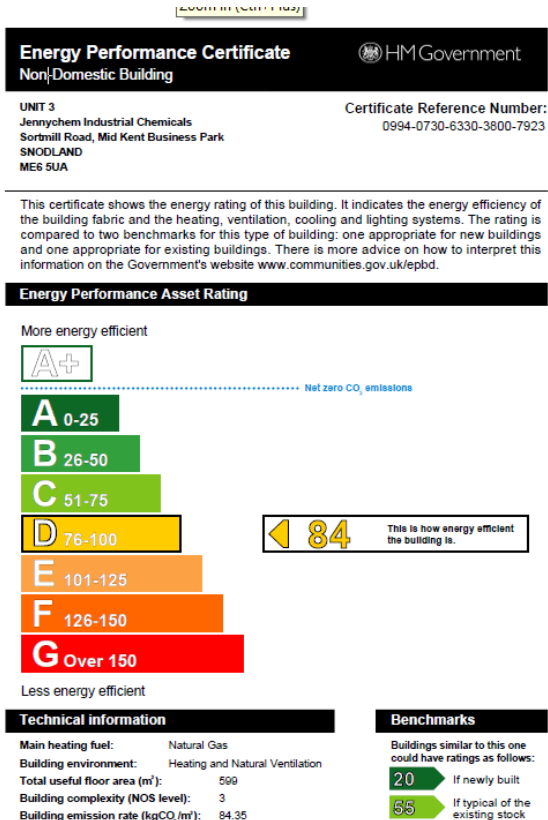
VAT is payable in addition to all charges.

VIEWINGS:

By appointment with the sole agent.

Contact: **Emma Catterall**

Tel: 01634 294994
Email: Ecatterall@michaelparkes.co.uk
Website: www.michaelparkes.co.uk



September 2017 MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

Michael Parkes

COMMERCIAL

01634 294994



www.michaelparkes.co.uk

Michael Parkes
CHARTERED SURVEYORS