

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

FREEHOLD FOR SALE

Industrial Investment

2 & 3 Storway Court
Knight Road, Strood, Kent, ME2 2AW



LOCATION.

These premises form part of a terrace of units located on Knight Road, Strood, Kent.

Close to the town centre, approximately 0.8 miles distant, and access to the M2 motorway network is just 1.8 miles to the south west. The Medway Towns benefit from the high speed rail link into St Pancras.

The Medway Towns form the largest urban conurbation in the UK with demographics of 278,556 people resident in Medway in 2019, according to figures produced by the Office for National Statistics.

The subject property has been let to the same tenant for a number of years and with a lease renewal due shortly, there is ample opportunity to increase the investment.



LOCATION PLAN

DESCRIPTION.

Storway Court comprises purpose built industrial units, let for many years to the same tenant as below:

Tenant: R Biller & Co Ltd

Lease: 5 years from 1 May 2018

Rent: £20,200 per annum



ACCOMMODATION:

Warehouse floor areas

Description	Area m ² /unit
Ground floor warehouse	109.22
Ground floor warehouse	109.22
First floor internal storage	35.69
First floor office	36.55
Total	290.68

PRICE:

The property is available freehold with the benefit of the existing tenancy at an asking price of **£355,000**

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that their intended use of the property complies with the relevant permission and building regulations in force at the time of purchase or letting.

TERMS:

The property is available as a Freehold Investment.

BUSINESS RATES:

The rateable values of each property can be obtained from the Valuation Office Agency website.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through agents Michael Parkes Surveyors.

Tel: 01634 294994

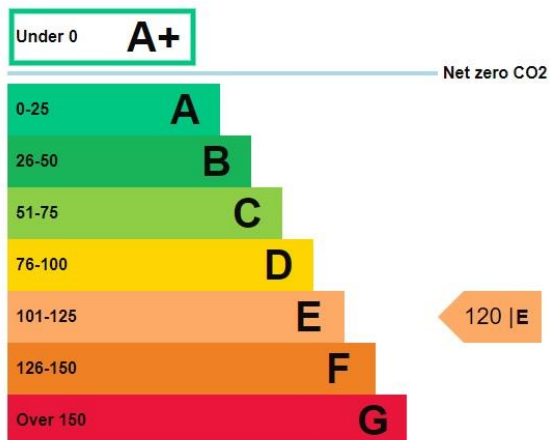
Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contact: Caprice Carter or Denise Ford

Energy efficiency rating for this property

This property's current energy rating is E.



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- (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.