

Business Unit To Let

CORE
COMMERCIAL
01892 834483



Unit 1 Ballard Industrial Estate Lordswood Estate Revenge Road **CHATHAM** Kent ME5 8UD

Location

Lordswood Industrial Estate is approx. 4 miles south of Chatham town centre and 4 miles north of Maidstone. Excellent access to Junction 3 of the M2 motorway and A229 via A2045.

Description

A steel framed end of terrace unit with eaves height 16.5ft (peak 18ft). LED lights. 3 phase power. Glazed pedestrian entrance. 2 roller shutters. Offices at first floor with carpeting, air conditioning, suspended ceiling with windows to front and side.

Ground	3,226	
First offices	1,026	
Mezzanine	<u>745</u>	4,998 sqft

Fenced, gated side yard and parking to front.

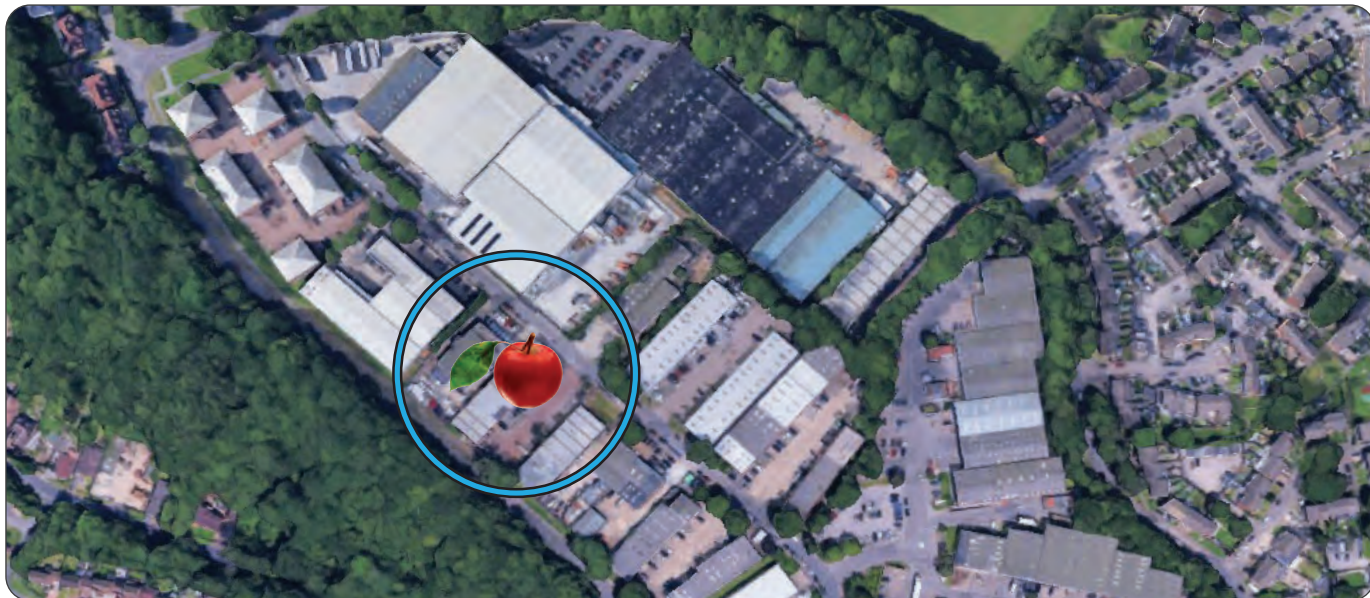
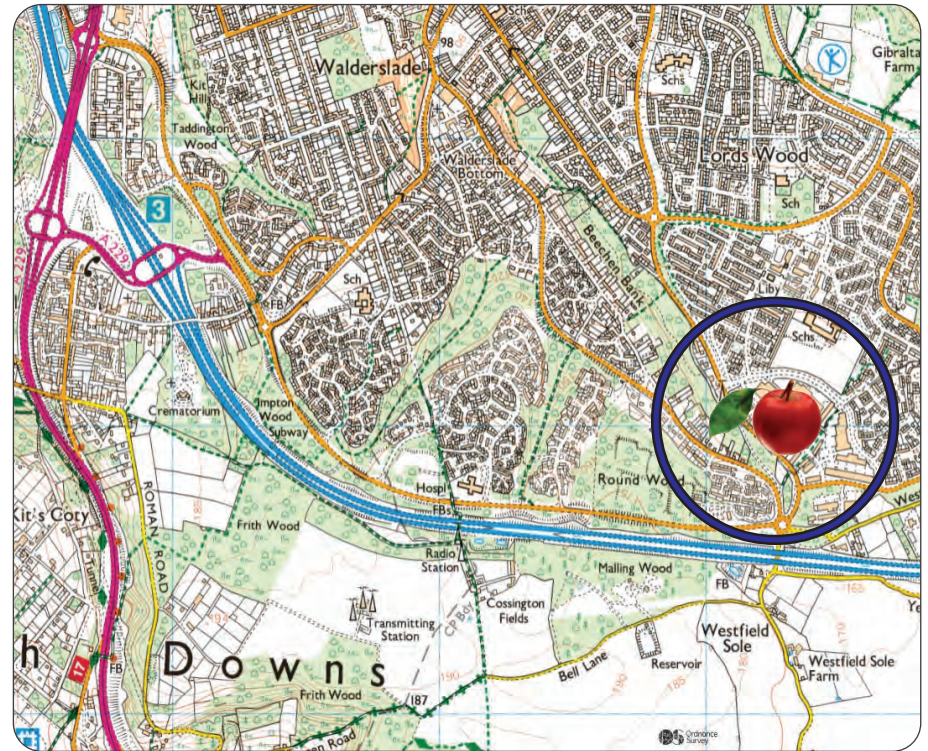
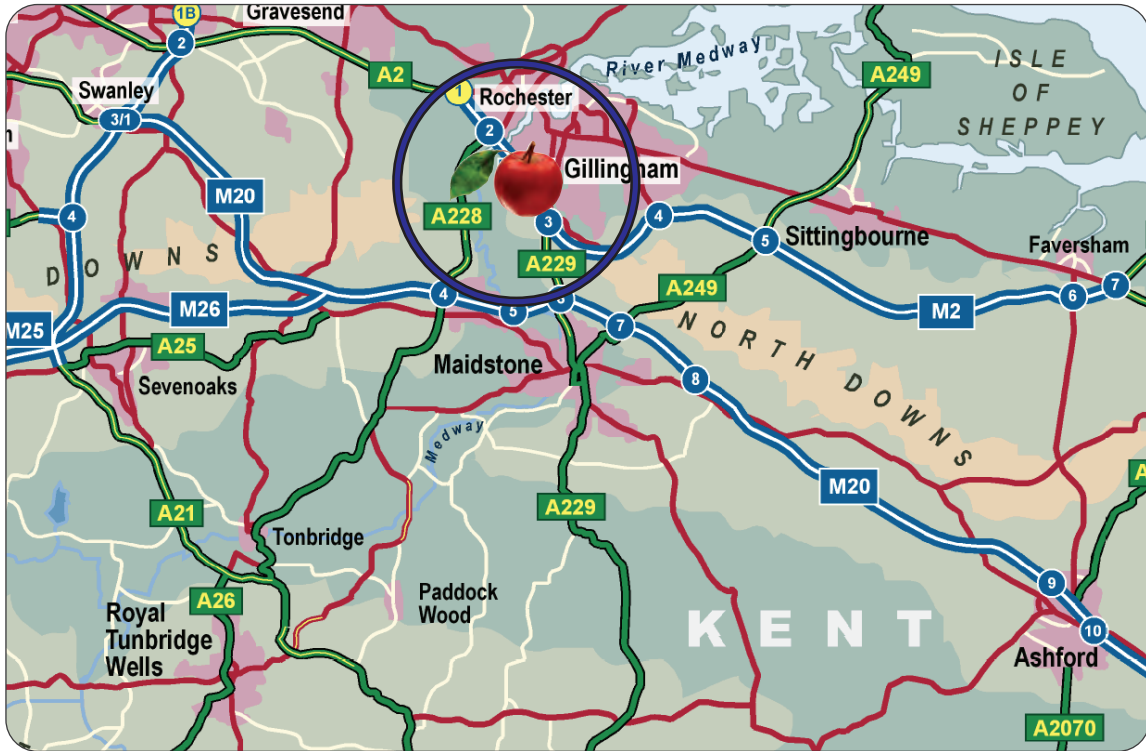
Terms

To Let on a new lease at **£52,500** pa, plus VAT. Business rates payable 2024/25 is £17,216 (Rateable Value £34,500).



4,998 sqft






CORE
 COMMERCIAL
01892 834483
www.CoreCommercial.co.uk

Neil Mason
Neil@CoreCommercial.co.uk

David Marriott
David@CoreCommercial.co.uk

Core Commercial Limited, Webbs Court,
 1 Buckhurst Avenue, Sevenoaks, Kent TN13 1LZ

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.