

**MAKING
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TO LET

**INDUSTRIAL / WAREHOUSE UNIT TO BE REFURBISHED – 4,228 SQ FT (392.78 SQ M)
Unit C2, Knights Park Industrial Estate, Knight Road, Rochester, Kent, ME2 2LS**

DESCRIPTION

The property comprises a terrace warehouse unit of steel construction with part brick / blockwork elevations under a lined profile metal sheet roof incorporating translucent roof lights. There is a single level loading door to the front accessed off the front yard.

LOCATION

The property is located on the Knights Park industrial / office development which is situated off the southern section of Knights Road approximately 1 mile to the southwest of Strood town centre and 2 miles from junction 1 of the M2 which provides good to the national motorway network and London.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse & Offices	3,653	339.36
First Floor	575	53.42
TOTAL	4,228	392.78

AMENITIES

- To be refurbished
- 200 Amp 3 Phase power supply
- 10 allocated parking spaces
- Kitchenette
- LED lighting throughout
- Male and female WCs
- 6.6m eaves height
- Good natural light
- M2 junction 1-2 miles

RENT

On application.

TERMS

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

RATES

We understand that the Rateable Value as of 1st April 2026 is £49,500. However interested parties are advised to confirm with the local charging authority.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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