

**YARD 13 BREDHURST BUSINESS PARK  
WESTFIELD SOLE ROAD, BOXLEY  
MAIDSTONE, KENT ME14 3EH**



**OPEN STORAGE YARD  
FENCED/LEVEL SURFACED**

**1,940 SQ. FT. (180.23 M<sup>2</sup>)**

**TO LET**

## LOCATION

Bredhurst Business Park is situated off Westfield Sole Road approximately ¾ mile east of the roundabout junction with Walderslade Woods Road, Gleamingwood Drive, Lordswood Lane and Harp Farm Road on the periphery of the Medway towns. From here there is direct access to junction 3 of the M2 motorway via Walderslade Woods Road.

For location click line or copy & paste to your browser

<https://what3words.com/penny.bundles.removals>

## DESCRIPTION

The property comprises:-

- Open storage site
- Tarmac/aggregated surfaced
- Palisade steel fenced
- Double gate
- No power or water
- Available end of July 2026

## ACCOMMODATION

We are advised that the property site area is as follows:-

1,940 sq. ft. (180.23 m<sup>2</sup>)

## TERMS

The yard is available to let on a new 2 year lease with 6 monthly rolling mutual breaks on a full repairing and insuring basis.

## RENT

£9,950 per annum exclusive.

## VAT

VAT will be charged on all payments to the landlord.

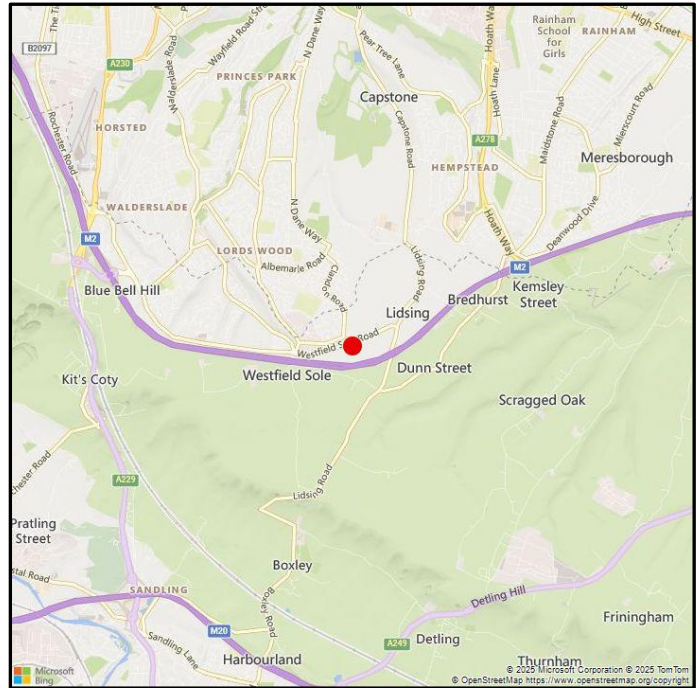
## SERVICE CHARGE

The landlord levies a service charge for the upkeep of the estate. Details available upon request.

## ADMIN FEE

Upon landlord board approval, the tenant shall pay a non-refundable administrative fee of £850 + VAT (£1,020) prior to issuance of the lease. This fee is non-refundable in all circumstances except where the landlord withdraws due to matters arising from the transaction with the tenant.

## LOCATION PLAN



## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

From 1<sup>st</sup> April 2026 the Rateable Value is £8,000.

The site qualifies for Small Business Rates Relief (for eligible businesses). Interested parties are advised to contact Medway Council in regard to exact rates payable.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is not required.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## VIEWING

Strictly by appointment via the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

**KEVIN DEMPSTER**

**01634 668000 / 07860 504620**

[kevindempster@watsonday.com](mailto:kevindempster@watsonday.com)

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01634 668000**