

**4 HOO INDUSTRIAL ESTATE  
VICARAGE LANE, HOO, ROCHESTER  
KENT ME3 9LB**



**INDUSTRIAL/WAREHOUSE UNIT  
4,784 SQ. FT. (444.4 M<sup>2</sup>)  
+ LARGE SECURE YARD  
(APPROX. 18,000 SQ. FT.)**

**TO LET**

## LOCATION

The Hoo Industrial Estate is situated at the southern end of Vicarage Lane in Hoo St Werburgh, off the Ratcliffe Highway, A228. The A228 and A289 provide access to Junction 1 of the M2 motorway, approximately 7-8 miles to the South East.

For location click line or copy & paste to your browser <https://w3w.co/oval.tribal.email>

## DESCRIPTION

- Clear span portal framed industrial unit
- 6.8 m eaves
- Good natural lighting via roof lights
- Goods loading door
- High bay lighting
- 3 phase electricity supply
- Large concrete surfaced yard area
- Available mid-September 2025

## ACCOMMODATION (Gross Internal)

### Ground Floor

Workshop/industrial 4,784 sq. ft. (444.45 m<sup>2</sup>)  
Total site area 0.52 acres

## TERMS

A new lease is available for a term to be agreed on a full repairing and insuring basis.

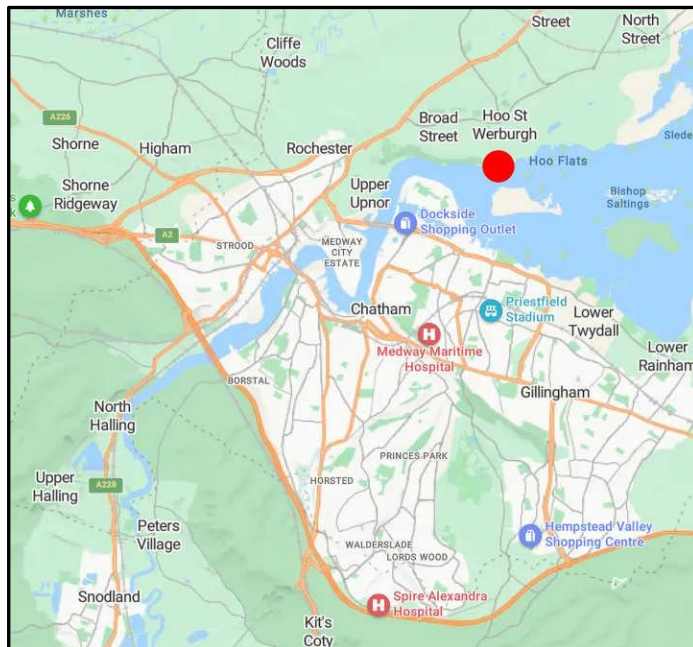
## RENT

£67,500 per annum exclusive

## VAT

VAT is payable on rent and other charges.

## LOCATION PLAN



## SERVICE CHARGE

An estate service charge is payable as a contribution towards maintenance and upkeep of the common parts of the estate.

## BUSINESS RATES

Rateable Value £31,250.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

## VIEWING

Strictly by appointment with the sole agents: -

## WATSON DAY CHARTERED SURVEYORS

IAN GUTTERIDGE

01634 668000/07860 504622

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

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

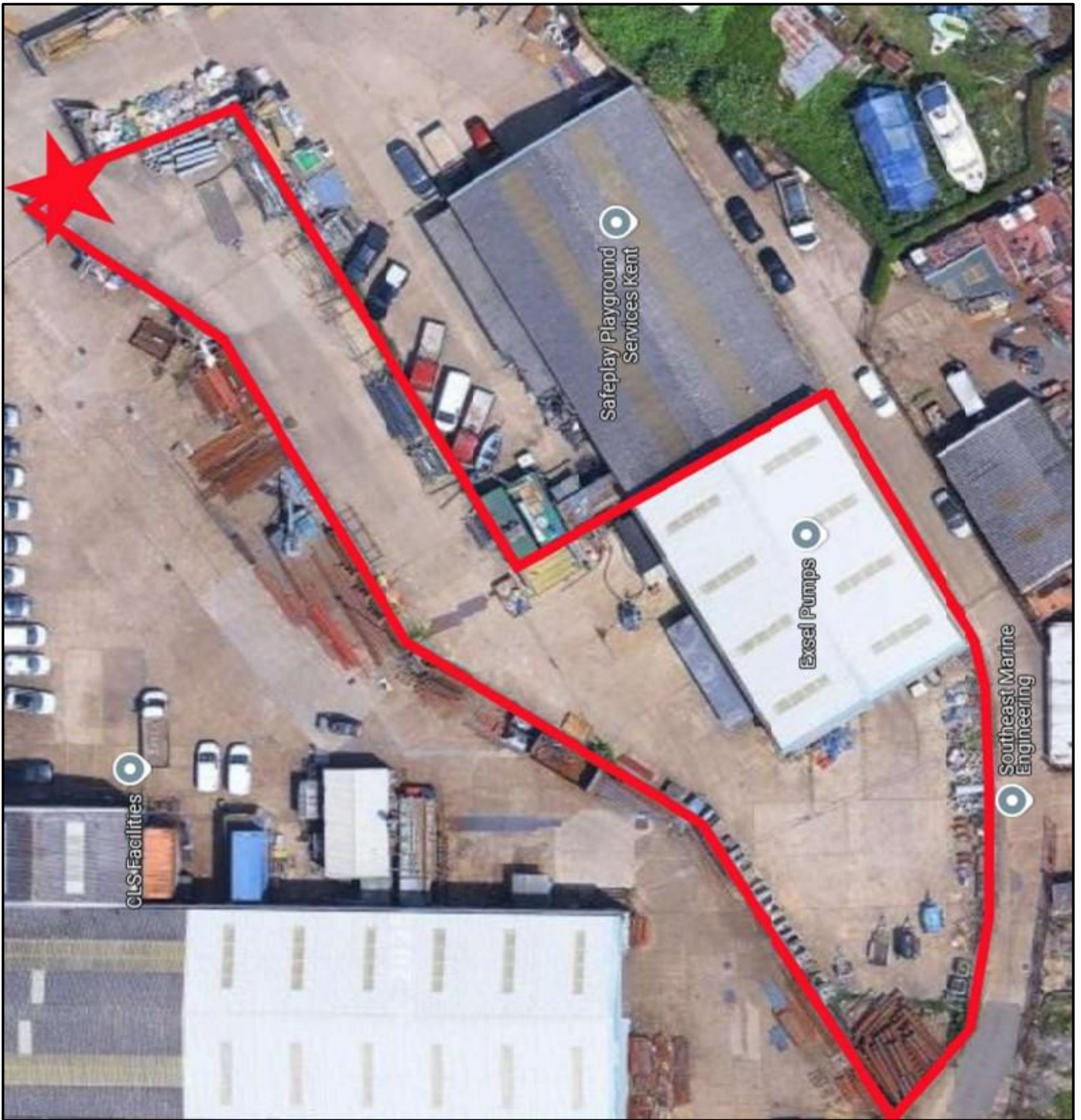
### IMPORTANT NOTICE:

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**



\* Site access at top left corner as shown by the red star

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

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