

# FOR SALE

4 BALLARD BUSINESS PARK, CUXTON ROAD, ROCHESTER,  
KENT, ME2 2NY

FREEHOLD INVESTMENT FOR SALE  
INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE + MEZZANINE  
1,106 Sq Ft (102.75 Sq M)

- Access via full height roller shutter door
- Separate personnel door
- Eaves height 5.96m
- Ground floor office & first floor mezzanine
- Surfaced forecourt parking area to the front
- <https://what3words.com/blunt.volunteered.swear>

01634 668000

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

**WATSON DAY**  
CHARTERED SURVEYORS

## 4 BALLARD BUSINESS PARK, CUXTON ROAD, ROCHESTER, KENT, ME2 2NY

### Location

The premises are located on the eastern side of the A228 Cuxton Road. Strood forms part of the Medway Towns which also include Rochester, Chatham and Gillingham, located within 30 miles south east of London.

Strood benefits from close proximity to the M2 motorway with the subject property being located within ½ mile of J2, M2 and 6.5 miles from J4, M20. The M2/A2 provides access to J2, M25.

### Description

The unit comprises a single storey industrial/warehouse unit with the following salient features:-

- \* Access via full height roller shutter door
- \* Separate personnel door
- \* Eaves height 5.96 metres
- \* Ground floor office
- \* First floor mezzanine
- \* Surfaced forecourt parking area to the front of the unit

### Accommodation

The approx. gross internal areas are as follows:-

|              | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Warehouse    | 1,106        | 102.75        |
| Mezzanine    | 844          | 78.41         |
| <b>TOTAL</b> | <b>1,106</b> | <b>102.75</b> |

### Terms

The property is subject to a full repairing lease expiring 1st September 2028 at a current rent of £16,000 per annum.

### Price

£275,000 for the Freehold

### VAT

The property is not elected for VAT.

### Anti-Money Laundering

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

### Service Charge

£627.07 per annum exclusive

### Business Rates

Ratable value £17,500

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

### Energy Performance Certificate

Band C (69). Valid until 13/01/2032.

### Legal Costs

Each party to bear their own legal costs

### Viewing

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS  
Tel: 01634 668000

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