



**INDUSTRIAL/WAREHOUSE TO LET  
WITH YARD/SUBSTANTIAL EXCLUSIVE PARKING**

**7,785 Sq Ft (723.23 Sq M)**

**TO LET**

**86 HOPEWELL DRIVE, CHATHAM, KENT ME5 7NL**

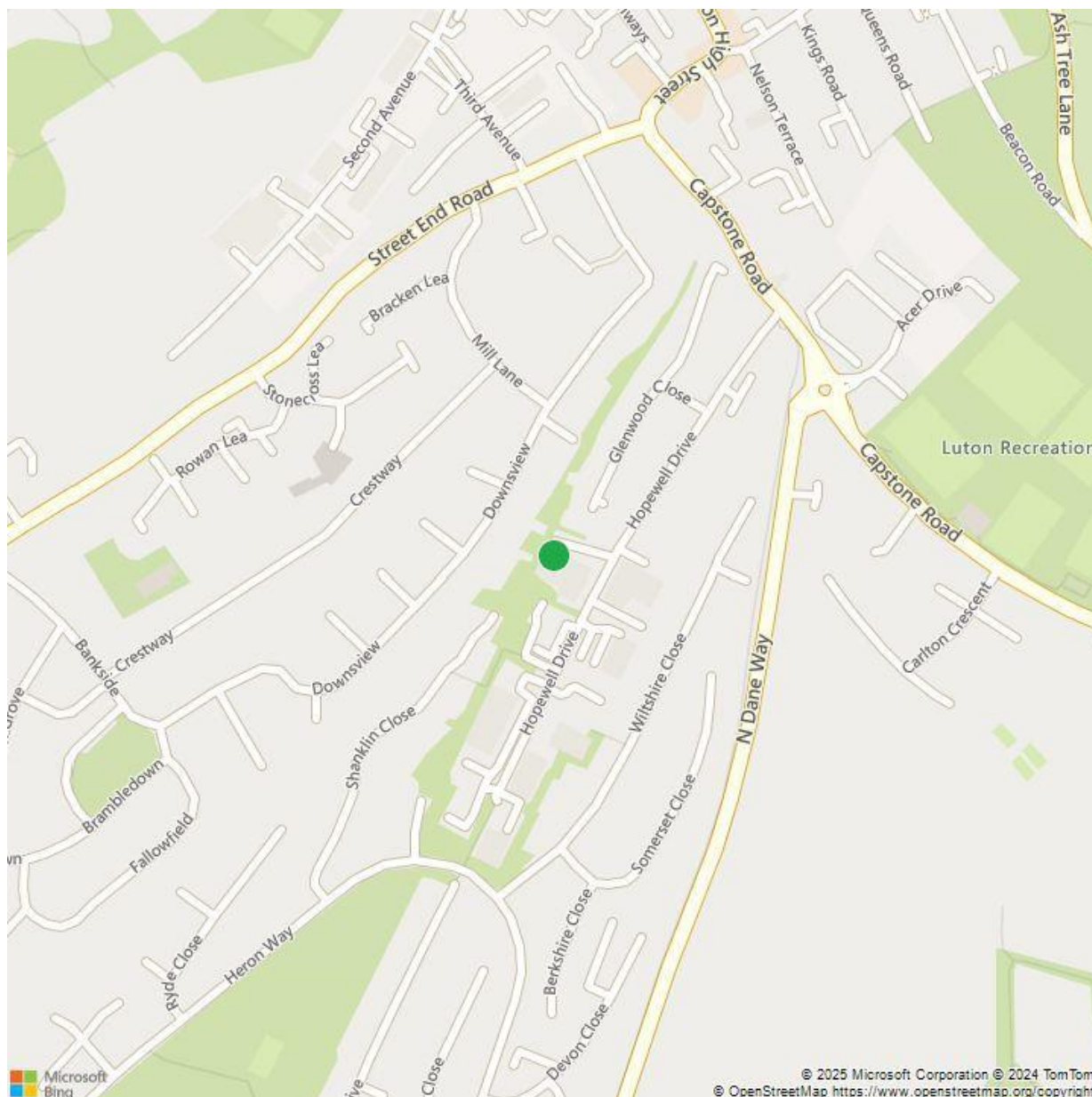
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

The property is in a well established area located approx. 3km to the south east of Chatham town centre. Junction 4 of the M2 motorway is about 5km to the south, via North Dane Way, lordswood and Walderslade Woods Road.



## DESCRIPTION:

A mainly attached light industrial/warehouse unit, comprising a more modern front section with good eaves height (incorporating a 2-tonne travelling crane) and an older rear section. The unit benefits from a gas blower heater, LED lighting and a complete new roof (2017) incorporating roof lights. The premises form part of a development of three units known as Longwing Industrial Estate, located within a fenced site with a yard area to the front for loading and turning, as well as a large car park. There is also shared ancillary vehicular access to the rear.

The property was formerly used as a gymnastics centre and features a fitted kitchen with hob, oven & worktops, changing areas and offices, therefore the unit could have potential for leisure uses, subject to the usual consents.

Internally, the eaves height is c.6.7m max within the front section and c.3.7m max to the rear. Main vehicular access is via a roller shutter door.

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## ACCOMMODATION:

All areas are approximate and gross internal.

### Front Section (mainly open plan working space)

Internal width:	19.94 m	65'5"
Internal depth:	8.88 m	29'2"
Mezzanine:	28.96 sq m	311 sq ft

### Rear section

- Open plan working area, office, partitioned workroom 3 small stores, staff/kitchen area and WCs

Internal width:	19.86 m	65'2"
Internal depth:	27.50 m	90'3"

**Overall gross internal area: 732.2 sq m 7,785 sq ft**

### Externally:

Yard area to the front, for parking/loading/turning

Shared ancillary rear vehicular access

## TERMS:

The property is to let on a new lease for a term to be agreed.

## RENT:

£69,000 per annum exclusive.

## SERVICE CHARGE:

A service charge is payable to cover a proportion of the cost of any or all of the following items: cleaning, maintaining and upkeeping the exterior and common parts and generally managing the property.

## BUSINESS RATES:

Description: Factory and Premises

Rateable Value (2023): £40,250

UBR in £: 49.9p

Potential applicants are advised to check with the Local Rating Authority, Medway Council, for the actual business rates payable.

## EPC:

The Energy Performance Asset Rating for this property is Band C (58) and is valid until 10th March 2035.

## PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that their intended use of the property complies with the relevant planning permission and building regulations in force at the time of purchase or letting.

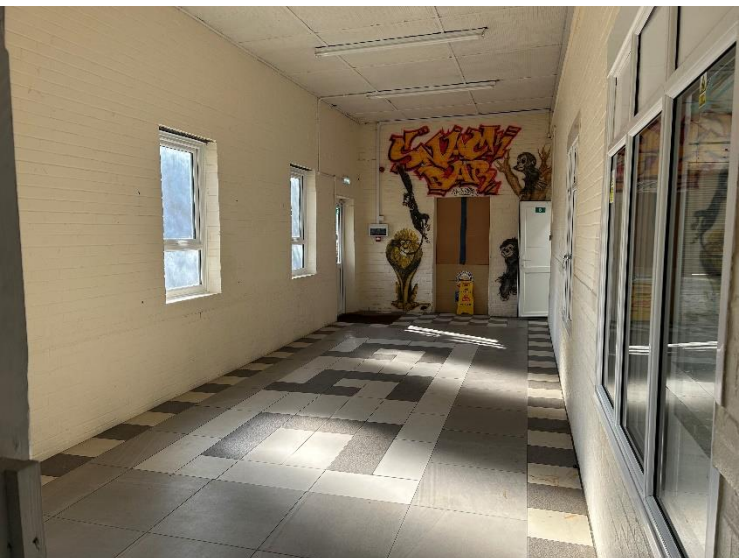
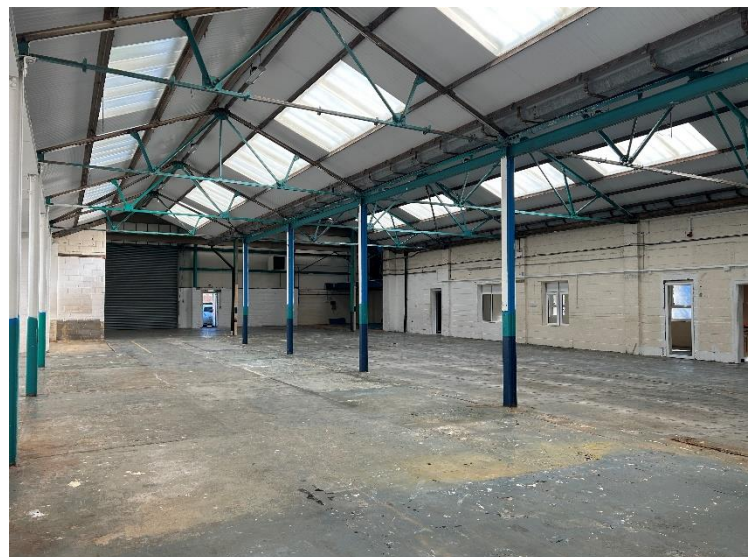
## LEGAL COSTS:

Ingoing Tenant to be responsible for both parties' legal costs.

## VIEWING:

Jonathan Creek | 01622 944000 | [jcreek@harrisons.property](mailto:jcreek@harrisons.property)

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Medway Office: Innovation Centre Medway, Maidstone Road, Chatham, Kent ME5 9FD  
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## PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

**IMPORTANT NOTICE** Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
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- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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