

COMMERCIAL BUY TO LETS

MEDWAY

SPACE
BUSINESS CENTRES

FREEHOLDS FOR SALE



**A GREAT ALTERNATIVE TO RESIDENTIAL BUY TO LETS!
SINGLE OR MULTIPLE FREEHOLDS FOR SALE -
FROM 350 SQ FT UPWARDS**

- Higher yields than residential Buy to Lets
- Tax & Stamp Duty savings
- Simple management
- Ability to let on a flexible basis
- Clean modern units suitable for a variety of uses
- Units for sale from £61,250
- Tax benefits over residential buy-to-let
- Strong rental returns and growth opportunity
- Active small unit end of market
- All individual units are business rates exempt – small business rates relief
- Modern units built in 2009 – low maintenance
- Ability to join /connect units

SPACE BUSINESS CENTRE MEDWAY

Knight Road

Rochester

Kent

ME2 2BF

Contact: Richard Turnill

01634 668000



Benefits

- Suitable for industrial, workshop, project space, warehouse, storage and office use
- Loading access to each business unit
- Flexible mezzanine level
- Dedicated unit and visitor parking
- Two amenity blocks including shower facilities
- CCTV and security barrier
- 24/7 access
- Natural light to each unit

Further Information

Contact the local agent for availability and to discuss your purchasing options.

Richard Turnill
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MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. www.tfgd.co.uk. February 2017.

TENANCY SCHEDULE

SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT

Unit	Tenant	Area (sq. ft.)	Licence Commencement	Gross Rent (PA) (including service charge)	Service Charge (PA)	Price (exc. of VAT)
2	Acute Elevators	390	11.02.15	£6,874.56	£1,374.64	£70,200
5	EJS Floor Solutions	390	16.03.16	£7,107.00	£1,374.64	£70,200
7	Mrs. Julia Shelbourn	390	26.08.15	£7,107.00	£1,374.64	£70,200
8	Pressford Safety Services Limited	390	30.09.15	£7,107.00	£1,374.64	£70,200
9	Southern Insulation (Kent) Ltd	390	04.02.13	£6,753.00	£1,374.74	£70,200
10	Pilon Limited	390	04.08.17	£7,200.00	£1,374.64	£70,200
17	Eazy Fitness	532	13.12.13	£10,266.12	£1,875.15	£95,760
18	Fusion FSM	496	16.03.11	£6,089.64	£1,748.26	£89,280
19	Click My Clobber Limited	496	27.05.16	£8,343.00	£1,748.26	£89,280
21	DND Distribution Limited	532	02.09.16	£8,520.00	£1,875.15	£95,760

The below terms apply to all units:-

- **Break Option** Rolling mutual break option. One month's notice
- **Rent Review** 3% per annum rent increase