

NEWLY REFURBISHED



**TO LET**

Trade/Industrial Warehouse Unit

**2,507** sq.ft (232.9 sq.m)

**Unit 8, Deacon Trading Estate, Knight Road, Strood, Kent, ME2 2AU**

/// puddles.party.decent • Located within close proximity to the M20 • 40 Miles west of the Channel Ports

**M** **M<sup>o</sup>Core**  
LCP UK

01384  
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lcpgroup.co.uk



Unit 8, Deacon Trading Estate, Strood, Kent, ME2 2AU



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Areas (Approx. Gross Internal)

Total	2,507 sq.ft	(232.9 sq.m)
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## Description:

- Steel portal framed construction
- Large up and over goods loading door
- Approx. 6 metre eaves height
- We are advised all mains services are available together with 3 phase power

## Rent & Business Rates

Price on Application

## Service Charge & Insurance

Recoverable from the tenant, a fair and reasonable proportion.

## Energy Performance

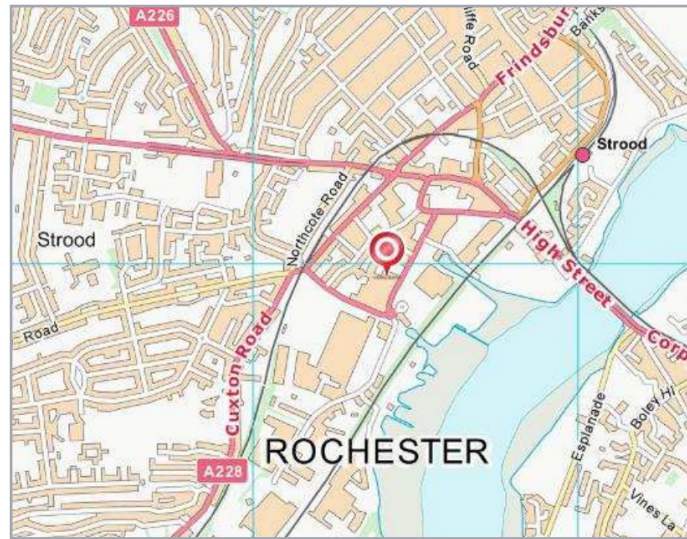
D (91). Further information available upon request.

## Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - ME2 2AU

The premises form part of the Deacon Trading Estate immediately opposite the Morrisons superstore in Knight Road, Strood. Adjoining occupiers include Plumb Center, City Electrical Factors and The Hire Centre.

There is therefore access to all the town centre facilities including shopping, bus services and Strood mainline railway station. Deacon Trading Estate is situated approximately 1 mile west of Junction 6 of the M20 motorway. Maidstone is located 35 miles south east of London and 40 miles west of the Channel Ports.



## Viewing

Strictly via prior appointment with the appointed agents



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