

# Lot 46

£55,981.14 per annum exclusive

## Units 1-10 Space Business Park, Knight Road, Strood, Kent ME2 2BF

Freehold Business Park Investment



## Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)		Tenant	Term	Rent/Licence Fee p.a.x.	Reversion
Unit 1	Ground & Mezzanine	39.76 sq m	(428 sq ft)	INDIVIDUAL t/a JLB Limited	Licence to occupy from 27/01/2017 (1)	£5,598.42 (2)	
Unit 2	Ground & Mezzanine	36.23 sq m	(390 sq ft)	INDIVIDUAL t/a Acute Elevators	Licence to occupy from 11/02/2015 (1)	£5,499.92 (2)	
Unit 3	Ground & Mezzanine	36.23 sq m	(390 sq ft)	THE SELLER by way of a leaseback t/a Space Business Park Managers Office	3 years from completion (3)	£5,558 (4)	November 2020
Unit 4	Ground & Mezzanine	36.23 sq m	(390 sq ft)	ROCA TRADING	3 years from 15/06/2017 (5)	£5,557 (2) (6)	14/06/2020
Unit 5	Ground & Mezzanine	36.23 sq m	(390 sq ft)	INDIVIDUAL t/a EJS Floor Solutions	Licence to occupy from 16/03/2016 (1)	£5,732.36 (2)	
Unit 6	Ground & Mezzanine	36.23 sq m	(390 sq ft)	MODERN LIGHTING SOLUTIONS LTD	3 years from 24/04/2017	£5,460 (2) (7)	23/04/2020
Unit 7	Ground & Mezzanine	36.23 sq m	(390 sq ft)	INDIVIDUAL	Licence to occupy from 26/08/2015 (1)	£5,732.36 (2)	
Unit 8	Ground & Mezzanine	36.23 sq m	(390 sq ft)	PRESSFORD SAFETY SERVICES LIMITED	Licence to occupy from 30/09/2015 (1)	£5,732.36 (2)	
Unit 9	Ground & Mezzanine	36.23 sq m	(390 sq ft)	INDIVIDUAL t/a Southern Insulation (Kent) Limited	Licence to occupy from 04/02/2013 (1)	£5,378.36 (2)	
Unit 10	Ground & Mezzanine	36.23 sq m	(390 sq ft)	INDIVIDUAL t/a Pilon Limited	Licence to occupy from 04/08/2017 (1)	£5,732.36 (2)	
<b>Total</b>		<b>365.83 sq m</b>	<b>(3,938 sq ft)</b>			<b>£55,981.14 (2)</b>	

- (1) The licenses provide 3% per annum rent increases and rolling mutual break option, subject to one month's notice.
- (2) The licence fees stated in the schedule above are the approximate net fees, i.e the contractual fee less the approximate service charge. The 2017 service charge equates to £3.52 psf.
- (3) The lease provides a mutual rolling tenant break option subject to one year's notice.
- (4) The leases provide fixed rental increases to £5,753 p.a.x. in year 2 and £5,948 p.a.x. in year 3.
- (5) There is an agreement in place which provides a tenant option to purchase the unit in the first 6 months of the term. Please refer to the legal pack for further information.
- (6) The lease provides fixed rental increases to £5,752 p.a.x. in year 2 and £5,947 p.a.x. in year 3.
- (7) The lease provides fixed rental increases to £5,655 p.a.x. in year 2 and £5,850 p.a.x. in year 3.

### Key Details

- Modern light industrial terrace comprising 10 units
- Located within the established Space Business Park
- Strategically located close to Junction 2 of the M2 motorway

### Location

**Miles:** 8 miles north of Maidstone  
30 miles south east of Central London  
**Roads:** A228, M2 (Junction 2)  
**Rail:** Strood Rail (1 mile)  
**Air:** Southend Airport & London City Airport

### Situation

The property is situated on Knight Road, Strood's main industrial and commercial area. The terrace forms part of Space Business Park which comprises 51 units over 1.39 acres. Other nearby occupiers include Royal Mail and Speedy Hire. The location benefits from quick access to the M2 Motorway (Junction 2).

### Description

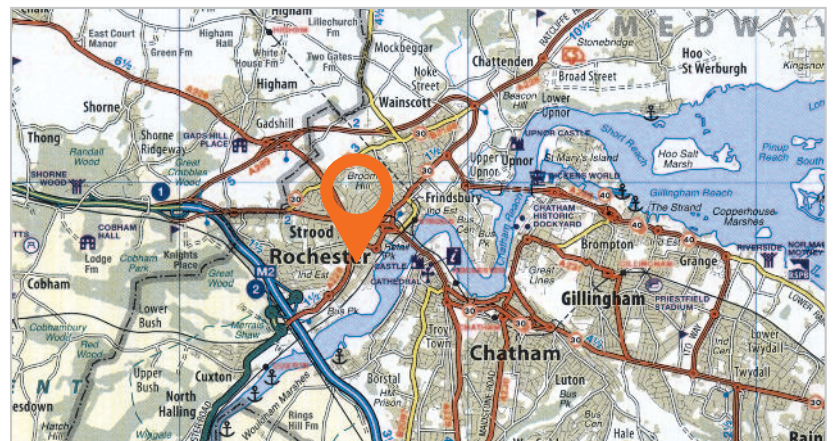
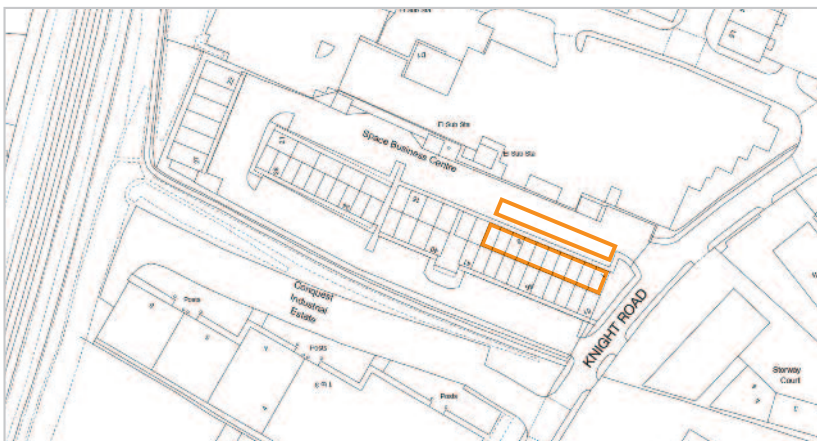
The property comprises a terrace of 10 ground floor light industrial units with flexible mezzanine floors. Each unit has front elevation loading access with a dedicated parking space, access to shared visitor parking and the estate's two amenity blocks. The property forms part of the larger Space Business Park. Further information about the scheme can be found at [www.spacebc.com](http://www.spacebc.com).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.



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