

# Business Unit To Let Reduced Rent

1,700 sqft

Unit 4, Bredhurst Business Park  
Westfield Sole Road, Boxley

**CHATHAM**

Kent ME14 3EH

## Location

Located north of Chatham 2.5 miles to junction 3 of M2 motorway along Walderslade Woods.

## Description

A industrial / warehouse unit of steel portal frame with profile steel cladding and roof. Concrete floor, roller shutter door, glazed pedestrian entrance & windows at first floor. WC and kitchen. 3 phase power. Additional storage at mezzanine level.

## Accommodation

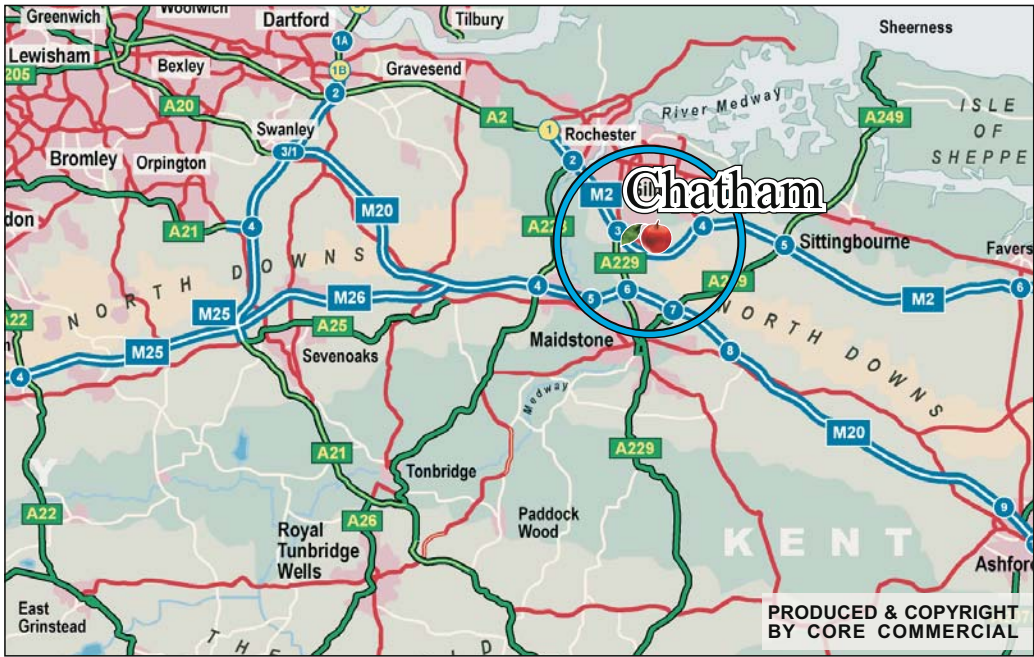
|                | <i>Sqft</i>       | <i>Parkings</i> |
|----------------|-------------------|-----------------|
| Ground         | 1,414             | 10              |
| Mezz / Offices | 300               |                 |
|                | <b>1,714 sqft</b> |                 |

## Terms

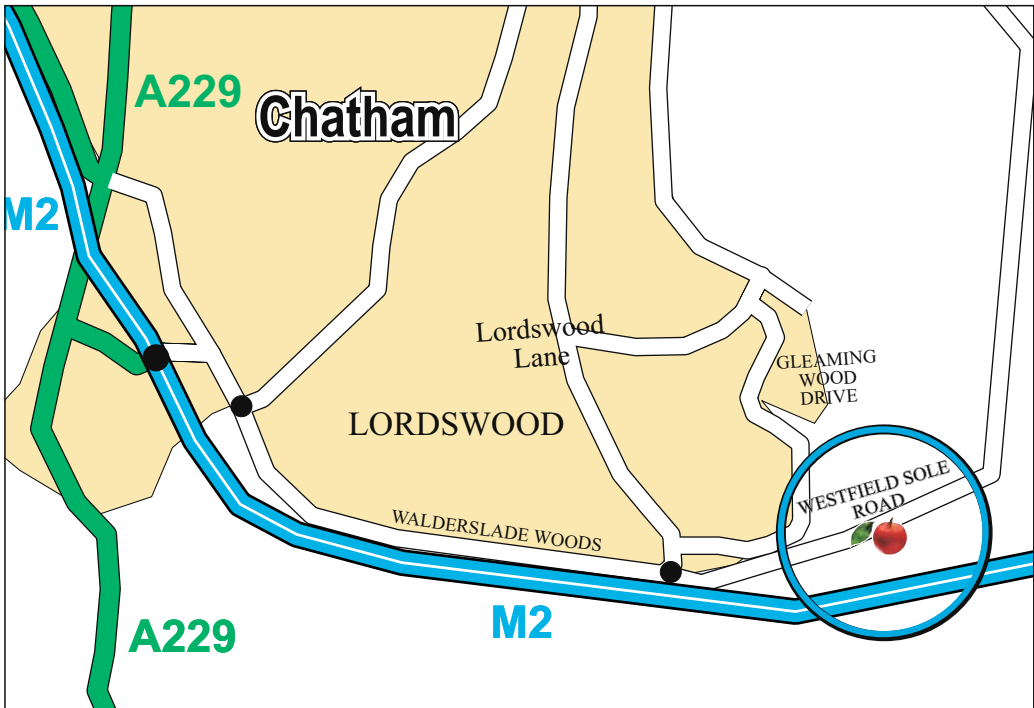
To let on a new lease at **£9,950 pa**, plus VAT. Service charge 10% of rent. Rates payable £5,520 pa for 2015/16 - (Rateable Value £11,500) Eligible small business rate relief.







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