

STUDIO/WORKSHOP PREMISES TO LET

ONLY £500 PER MONTH

CHATHAM, KENT



Location

This detached building is situated on the south side of Gundulph Road which links the New Road with Chatham High Street (Rochester end). Other occupiers in the road include a British Red Cross office, The Stanley House Ballroom, Sabre Cleaning, the rear of the St George Hotel as well as Media House (flats) and some new residential flats/houses. Parking is restricted directly outside the unit, but bays are available opposite on a meter basis.

On this section of Chatham High Street itself there is a wide mixture of offices and shops including the Tax Office and a very good selection of restaurants.

Accommodation

These studio premises are suitable for a variety of small businesses but make an excellent self contained workshop to be used as a small carpentry, ironmongers or builders office.

**STUDIO/WORKSHOP PREMISES
TOTAL APPROXIMATELY 500 sq.ft.**

The studio currently is divided up into 5 rooms made up as follows:-

Main Workroom	278 sq.ft.
Back office	81 sq.ft.
Kitchen/Bathroom	32 sq.ft.
Two smaller areas totalling	100 sq.ft.

Tenure

The property is available on a new FRI lease, terms to be agreed.

Rent

Our clients are looking for a rental of £500.00 per month exclusive but offers will be considered.

Rent Deposit

Our client will require a rent deposit equivalent to one quarters rent.

Legal Costs

The tenant to be responsible for the landlords reasonable legal costs.

Viewing

Strictly by appointment through Horton Hammell on 01634 817222/01634 849010

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

