

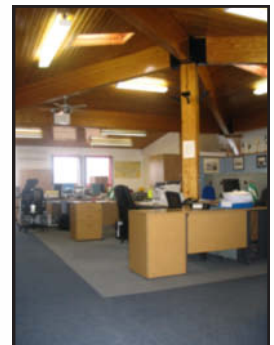
Buttercrook Wharf, Vicarage Lane Hoo St Werburgh, Kent ME3 9LQ



On the instructions of Matthew Tait and David Gilbert of BDO LLP, Joint Administrators to Coastal Bulk Shipping Limited

**'Campus Style' Offices in grounds of 1.4 acres (0.57 ha)
4,477 sq ft (416 sq m)**

- Situated on the banks of the River Medway
- Mix of cellular and open plan offices
- Parking for a minimum of 20 vehicles
- Potential for alternative uses
- Freehold For Sale £325,000



**Edward
Symmons**

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Situation

The property is situated at the end of Vicarage Lane on the periphery of Hoo St Werburgh and less than 1.5 miles south of the A228 Ratcliffe Highway via Bell's Lane.

Junction 1 of the M2 is approximately 5 miles to the west via the A228 and thereafter the A289 Wainscott North Bypass, whilst Junction 2 of the M25 lies a further 10 miles away at the Darenth Interchange with the A2 Dartford Bypass.

Description

A modern pre-fabricated 'Campus Style' office building with brick and timber weather boarding elevations under a multi pitched and plastic coated steel profile clad roof.

The accommodation is open to the underside of the roof and is lined internally with tongue and groove pine boards.

Internally, the layout provides two interconnecting open plan office areas which have been subdivided with non structural timber stud partitions to form a number of individual offices.

There is also an entrance lobby, two kitchens and WC facilities.

The building has been maintained to a good standard throughout and benefits from the following:

- Electric convection heating
- Perimeter trunking
- Double glazed windows
- Fluorescent strip lighting

Floor Area

The building has a net internal floor area of 4,477 sq ft (416 sq m).

Site

1.4 acres (0.57 ha)

The site is mainly turfed providing open amenity space with potential for further expansion. A gravel surface area to the western boundary provides parking for a minimum of 20 vehicles.

Tenure

Freehold

Price

Offers are invited in the region of £325,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
Tel: 020 7955 8454
Fax: 020 7403 1947

October 2009



2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

