

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**23 LAKER ROAD, ROCHESTER AIRPORT ESTATE
ROCHESTER, KENT ME1 3QX**

*** AVAILABLE 1ST JANUARY 2026 ***

CoStar AWARDS

ANNUAL AWARDS

TOP AGENCY

2024
WINNER



**DETACHED WORKSHOP/WAREHOUSE BUILDING
WITH ENCLOSED YARD
4,283 SQ. FT. (397.88 M²)
(UNDERGOING REFURBISHMENT)
TO LET**

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01634 668000
watsonday.com

LOCATION

The unit is situated on the western side of Laker Road on the Rochester Airport Estate with excellent access to Junction 3 of the M2 and Junction 6 of the M20 motorways (thereafter M26 and M25). Gatwick and Heathrow airports are readily accessible, whilst there is excellent access via the M20 to the channel ports and the international passenger station at Ashford.

For location click link or copy & paste to your browser

<https://what3words.com/goal.shows.hugs>

DESCRIPTION

The property comprises a detached concrete portal framed warehouse/workshop. The lower elevations are clad with brick/blockwork. Currently the upper elevations and the roof to the building are clad with internally lined corrugated asbestos cement sheets. The property is in the course of major refurbishment including replacement of the existing claddings with steel panels. The building has an eaves height of approximately 15'8" (4.78 metres).

In the front north eastern corner of the building there is a kitchen and a WC and, at mezzanine level, two separate offices. A mezzanine storage platform extends over the majority of the ground floor.

At the southern end of the building there is a goods access door which opens onto an enclosed concrete surfaced yard. To the boundary with Laker Road there is a steel security gate within a 6'0" (1.80 metre) high brick wall. Within the yard there are 4 No. 40 ft. and 2 No. 20 ft. steel containers.

On the northern side of the building facing onto Lankester Parker Road, there is a concrete surfaced parking area which provides a maximum of 9 parking spaces.

ACCOMMODATION (gross internal)

Ground Floor

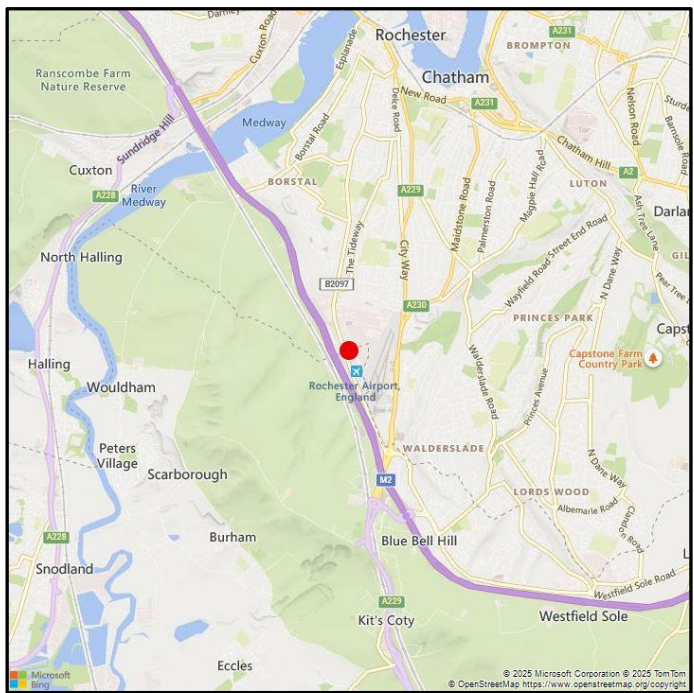
Reception area,
workshop/warehouse,
kitchen & WC 3,968 sq. ft. (368.62 m²)

Mezzanine

Offices 315 sq. ft. (29.26 m²)
Total 4,283 sq. ft. (270.68 m²)

Mezzanine storage
platform 2,914 sq. ft. (270.68 m²)

LOCATION PLAN



TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£63,500 per annum exclusive.

VAT

We understand the property is not elected for VAT and therefore VAT will not be payable.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

Rateable Value £44,500

PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

ENERGY PERFORMANCE CERTIFICATE

Band D (77). Valid until 15/03/2026.

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

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kevindempster@watsonday.com

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