

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**B FUTURE COURT, GEORGE SUMMERS CLOSE
MEDWAY CITY ESTATE, ROCHESTER
KENT ME2 4EL**



**MODERN 2 STOREY BUSINESS UNIT
4,680 SQ. FT. (434.8 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Future Court is situated on George Summers Close which is accessed from Anthony's Way. Anthony's Way is the main spine road leading from the Medway Tunnel roundabout into the Medway City Estate. The estate comprises over 2 million sq. ft. of office and commercial space.

The town of Strood is to the west and forms the western part of the Medway Towns Conurbation. The M2 motorway is near to the site giving access to the M25 within approximately 15 minutes. The Channel Ports and Central London are all accessible. Motorway access to the property is excellent via the Medway Towns Northern Relief Road providing links.

For location click line or copy & paste to your browser

<https://what3words.com/basin.trades.buns>

DESCRIPTION

Modern detached 2 storey business unit of steel portal framed construction with brickwork, glazed panels and metal cladding. Salient features:-

- Personnel access door
- Goods loading door to the side
- Ground floor storage
- WC facilities & kitchen to the ground floor
- Double glazed powder coated windows
- First floor offices
- 11 allocated car spaces
- Secure compound adjacent to the loading door

ACCOMMODATION

The approximate gross internal area is:-

Ground Floor	2,340 sq. ft.	(217.4 m ²)
First Floor	2,340 sq. ft.	(217.4 m ²)
Total	4,680 sq. ft.	(434.8 m²)

TERMS

A new lease is available for a term to be agreed.

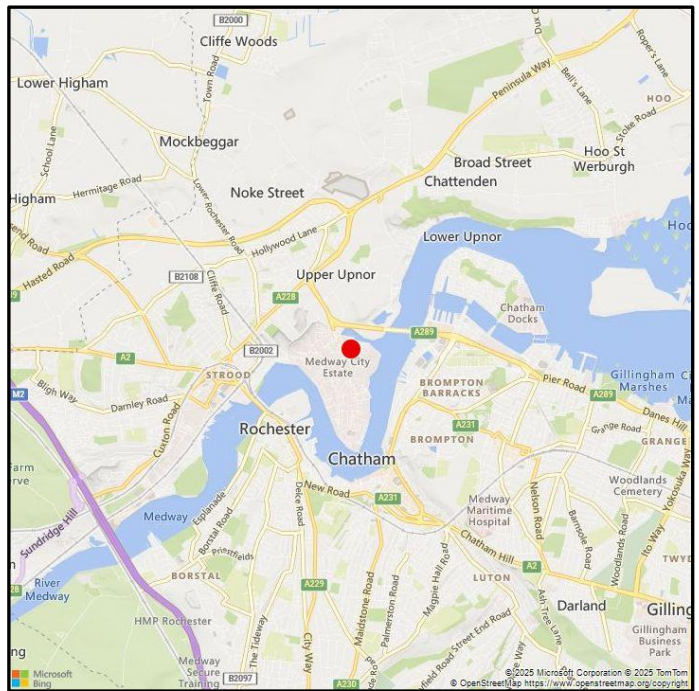
RENT

£39,500 per annum exclusive.

VAT

We are advised the property is elected for VAT and therefore VAT will be payable.

LOCATION PLAN



SERVICE CHARGE

We are advised there is no service charge payable.

BUSINESS RATES

Rateable Value £34,500

PLANNING

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

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

A new EPC has been commissioned and will be available shortly.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

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

IMPORTANT NOTICE:

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- 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;
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