

Mileway

Lakeside Park & Neptune Business Estate Rochester

Available to Let

Warehouse

375 - 6,129 sq ft (34.8 - 569.4 sq m)



Good access to M2, J1&4



Up-and-over loading doors



Modern industrial units



Dedicated loading areas



On-site parking





LAKESIDE PARK & NEPTUNE BUSINESS PARK
NEPTUNE CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT
SUBJECT TO CONTRACT

| UNIT NO. | AREA | | RENT | STATUS |
|------------------|---------|----------------|-------------------|--------------------|
| | SQ. FT. | M ² | | |
| B8 Lakeside Park | 6,129 | 569 | £69,500 per annum | AVAILABLE |
| 16D Lakeside | 375 | 35 | £7,500 per annum | AVAILABLE |
| 8 Neptune | 2,379 | 221 | £35,685 per annum | AVAILABLE |
| 17 Neptune | 1,868 | 173 | £30,000 per annum | AVAILABLE |
| 18 Neptune | 1,868 | 173 | £30,000 per annum | UNDER OFFER |

Notes:

- This sheet accompanies the particulars/brochure for the above property and interested parties should refer to both documents for full information.
- **VAT** – all rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.
- **Service Charge** – this will be payable for the maintenance of the common parts of the Estate. Full details are available upon request.
- **Rates** – interested parties must confirm the Rateable Value with the relevant local authority.
- **For Further Information** or to arrange an inspection please contact Kevin Dempster on 01634 668000 or email kevindempster@watsonday.com or the joint agents Caxtons 01622 234886.



B8 LAKESIDE PARK, NEPTUNE CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4LT



**INDUSTRIAL/WAREHOUSE UNIT
6,129 SQ. FT. (569.3 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Lakeside Park is located off Neptune Close on the Medway City Estate, an established industrial and commercial area where some 2 million sq. ft. of accommodation has been developed since 1986. There is good access to Junctions 1 & 4 of the M2 motorway via the Medway Towns Northern Relief Road and the Medway Tunnel. The M2 in turn gives good access to the M25 and London orbital motorway to the west and the channel ports to the east.

DESCRIPTION

The unit comprises a semi-detached industrial/warehouse unit. Salient features include:-

- Sectional up & over door
- Separate personnel door
- Ground floor warehouse
- Ground floor reception area & office
- 3 phase electricity
- Male and female WCs
- 1st floor office

ACCOMMODATION

Ground Floor

Warehouse 5,305 sq. ft. (492.78 m²)

First Floor

Office 824 sq. ft. (76.59 m²)

Total 6,129 sq. ft. (569.37 m²)

TERMS

Available by way of a new full repairing and insuring basis on a term to be agreed.

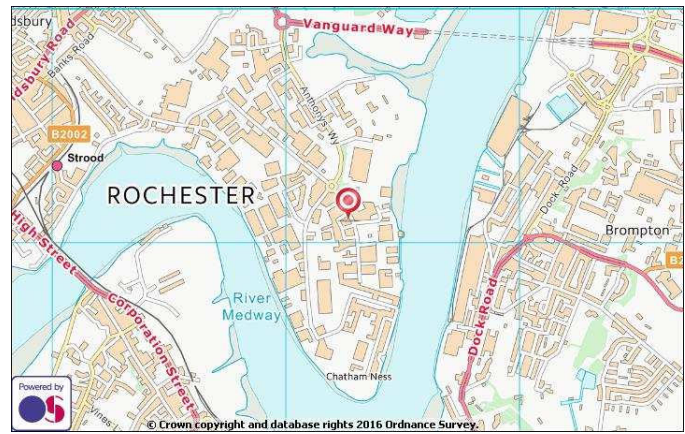
RENT

£69,500 per annum exclusive.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the rent and all other charges.

LOCATION PLAN



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

We understand from the VOA website that the entry in the Rating List as of 1st April 2023 is Rateable Value £56,000. Please verify with Medway Council business rates.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (83) and is valid until 27.06.2023. An Energy Performance Certificate is available upon request.

PLANNING

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

VIEWING

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

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



01634 668000