

UNIT TO LET

10,375 ft² (964 m²)



ACCESS TO M2 (J3)
& M20 (J6)



UNDERGOING
REFURBISHMENT



ALLOCATED
PARKING SPACES



INDICATIVE



CGI

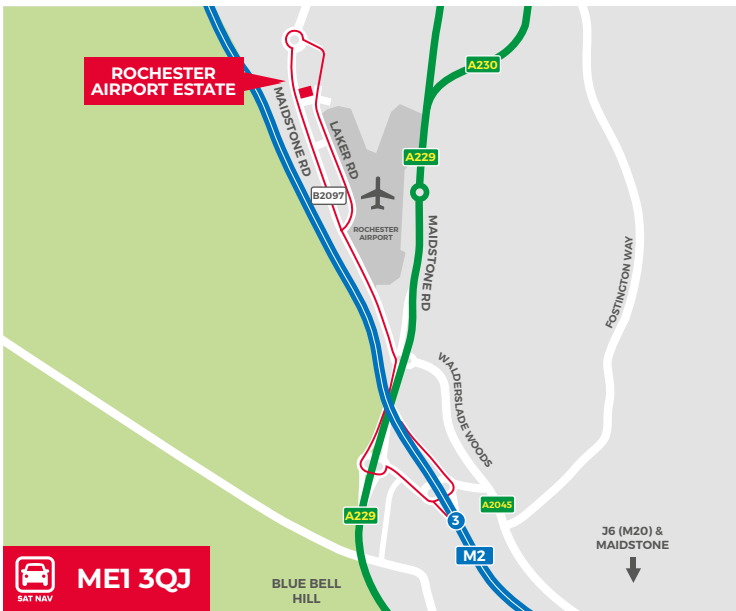
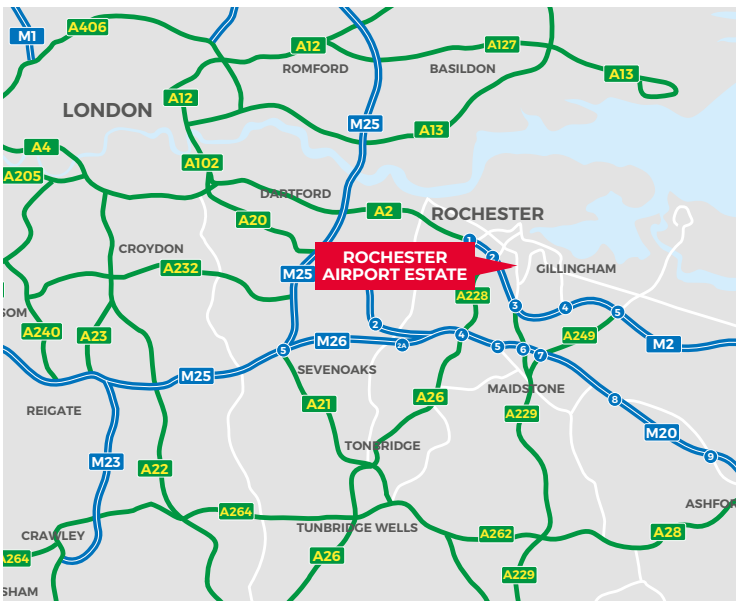
www.ipif.com/rochesterairport

WAREHOUSE / INDUSTRIAL UNIT TO LET

UNIT 681, STIRLING PARK

ROCHESTER AIRPORT ESTATE, LAKER ROAD, ROCHESTER, ME1 3QR

IPIF



LOCATION

Stirling Park, within Rochester Airport Industrial Estate is an established and popular location adjacent to the B2097 Maidstone Road and approximately 1.5 miles north of the M2 (Junction 3) motorway. There is also good access via the A229 to M20 (Junction 6) and Maidstone. Via both the M2 and M20 there is good access to the national motorway network and the Kent channel ports and Euro Tunnel.

DESCRIPTION

The property comprises a modern industrial / warehouse unit of steel portal frame construction with profile metal clad elevations and roof with translucent light panels. The premises benefits from a shutter door to the front elevation loading off a concrete yard with ample parking to the front and running along the side elevation. In addition there is a ground floor office provision and 2 WCs. The unit is currently undergoing a comprehensive refurbishment.

SPECIFICATION

- Undergoing refurbishment
- Eaves height of 4.2m
- 17m yard depth
- 1x loading door
- 3 phase power supply
- Allocated parking spaces

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 681	FT ²	M ²	EPC
Ground Floor	10,375	964	TBC
Total	10,375	964	

LEASE TERMS

The unit is available on new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

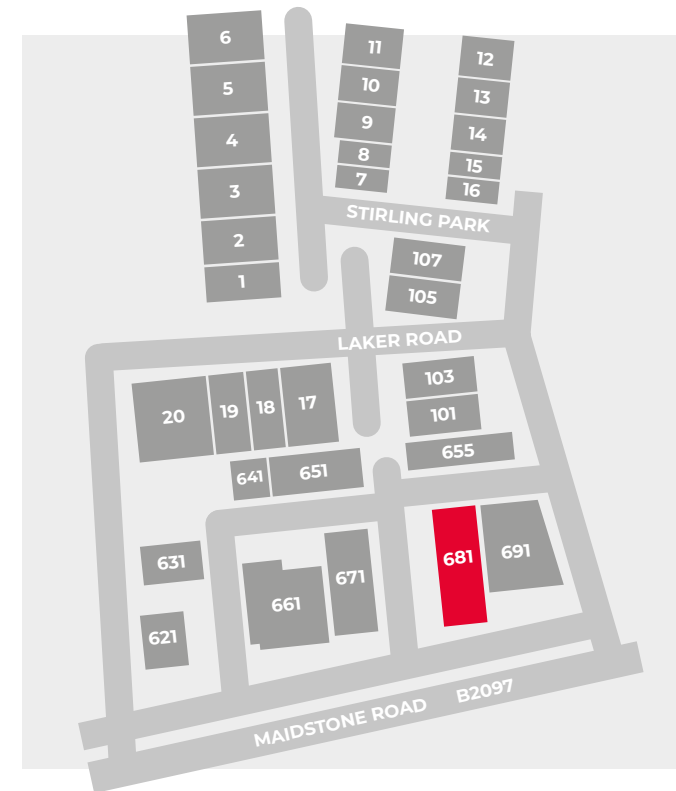
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the landlord:

IPIF
0800 804 8600
www.ipif.com

Lewis Callanan
lewis.callanan@ipif.co.uk

JLL
020 7493 4933
property.jll.co.uk

Peter Davidson
peter.davidson@jll.com

Jacob Bishop
jacob.bishop@jll.com

WATSON DAY
CHARTERED SURVEYORS
01634 668000
watsonday.com

Kevin Dempster
kevindempster@watsonday.com

Debra Carter
debracarter@watsonday.com