

TO LET

6 CENTRAL BUSINESS PARK, NEPTUNE CLOSE, MEDWAY
CITY ESTATE, ROCHESTER, KENT, ME2 4LW

INDUSTRIAL / WAREHOUSE UNIT
WITH MEZZANINE (635 SQ FT)
1,460 Sq Ft (135.63 Sq M)

- 5m eaves height
- Sectional loading door
- Mezzanine storage
- WC facilities
- Forecourt parking and goods loading access
- <https://what3words.com/jungle.legs.risk>

01634 668000

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

WATSON DAY
CHARTERED SURVEYORS

6 CENTRAL BUSINESS PARK, NEPTUNE CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT, ME2 4LW

Location

Central Business Park is located off Neptune Close on the Medway City Estate.

There is excellent access from the Medway City Estate via the A289 Wainscott Bypass and Medway Tunnel which give dual carriageway access to both Junctions 1 & 4 of the M2 motorway.

Approximate travel distances:

J1 M2 - 3 miles

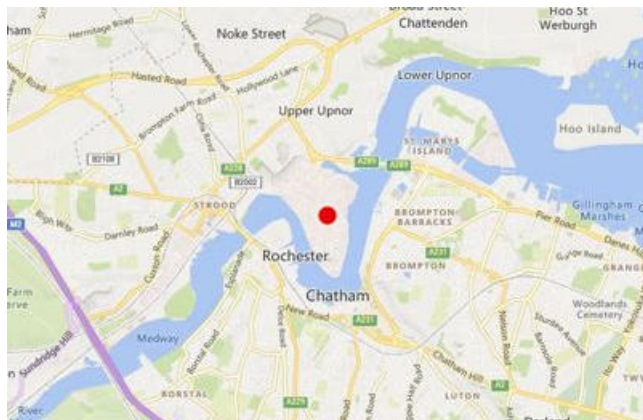
J4 M2 - 7.5 miles

M25 - 12 miles

Strood Station - 0.5 mile

Ebbsfleet Station - 9 miles

St Pancras Station - 29 Miles



Description

- * Industrial/warehouse unit
- * Clear span steel portal frame
- * 5 m eaves height
- * Sectional loading door
- * Mezzanine storage
- * WC facilities
- * Forecourt parking
- * Goods loading access

Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
Ground Floor - Warehouse / Production	1,460	135.63
First Floor - Mezzanine Storage	635	58.99
TOTAL	1,460	135.63

Terms

A new lease is available for a term to be agreed on a full repairing and insuring basis.

Rent

£24,000 per annum exclusive

VAT

We are advised the property is not elected for VAT.

Planning

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

Business Rates

The Rateable Value is £19,250.

Interested parties are advised to contact their appropriate local authority to confirm rates 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.

Energy Performance Certificate

Band E (121). Valid until 11/08/2028.

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment via the agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

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Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



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