

FOR SALE

22 ROCHESTER TRADE PARK, MAIDSTONE ROAD,
ROCHESTER AIRPORT ESTATE, ROCHESTER, KENT, ME1 3QY

MODERN INDUSTRIAL/WAREHOUSE UNIT WITH FENCED
PARKING/YARD AREA

5,255 Sq Ft (488.19 Sq M)

- 4.5m high electrically operated goods loading door
- Eaves height is approx. 8.1m
- High specification offices with two director/meeting rooms
- Ground floor WC with shower/wet room
- Allocated parking spaces together with goods loading area
- <https://what3words.com/shaky.goad.dance>



01634 668000

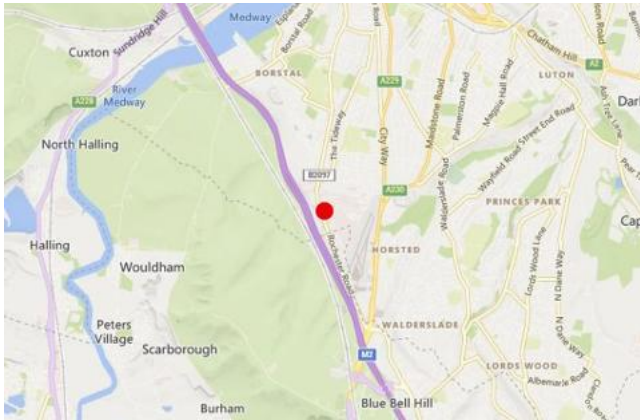
2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF



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Location

The development is prominently situated just off the Maidstone Road, just south of Rochester town centre and 1 mile north of Junction 3 of the M2 motorway and 5 miles north of Junction 6 of the M20 motorway. The development forms part of the established Rochester Airport Estate. It is therefore well placed for access to the Channel Tunnel, Medway towns and Junction 2 of the M25 motorway which is 15 miles to the west.



Description

The unit comprises an end terraced warehouse/industrial unit constructed in 2006. Salient features:-

- * 4.5 metre high electrically operated goods loading door
- * Separate personnel door
- * Eaves height is approx. 8.1 metres
- * Substantial warehouse
- * Mains services including 3 phase electricity
- * High specification offices with two director/meeting rooms
- * Allocated parking spaces together with goods loading area
- * Fenced and gated forecourt
- * Ground floor WC with shower/wet room
- * Available immediately

Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
GF Warehouse/Offices	3,516	326.64
FF Offices	1,739	161.55
Mezzanine Offices	841	78.13
TOTAL	5,255	488.19

Terms

Long leasehold interest. 999 years (less 6 days) from 02/08/1999

Price

£850,000 offers in excess of

VAT

The property is not elected for VAT

Anti-Money Laundering

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

Service Charge

£2,637 per annum exclusive

Business Rates

Rateable Value £65,000

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

Energy Performance Certificate

Band E (113). Valid until 24/02/2030.

Legal Costs

Each party to bear their own legal costs

Viewing

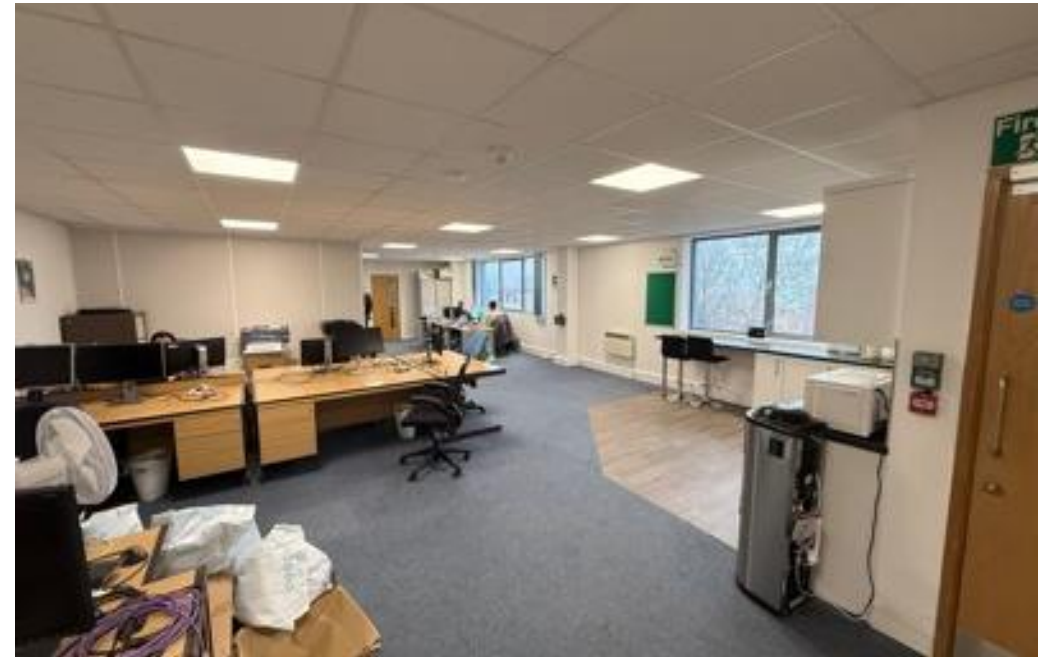
Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
Tel: 01634 668000

Kevin Dempster MRICS

07860 504620

kevindempster@watsonday.com



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 assume 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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