

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**9 NEPTUNE BUSINESS ESTATE
NEPTUNE CLOSE, MEDWAY CITY ESTATE
ROCHESTER, KENT ME2 4LT**

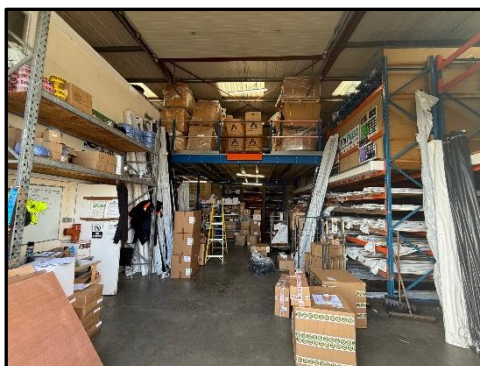
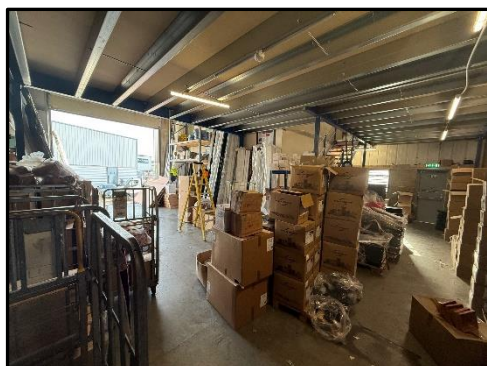
**** ADJACENT GATED/FENCED YARD ****

CoStar AWARDS

ANNUAL AWARDS

TOP AGENCY

2024
WINNER



**INDUSTRIAL/WAREHOUSE UNIT
2,400 SQ. FT. (223 M²)
SELF-CONTAINED SECURE YARD
3,000 SQ. FT. (279 M²)**

TO LET

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01634 668000
watsonday.com

LOCATION

Neptune Business Estate is located off Neptune Close on the Medway City Estate. Unit 4 enjoys direct frontage and visibility to Neptune Close. 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.

For location click link or copy & paste to your browser

<https://what3words.com/intelligible.visa.upgrading>

DESCRIPTION

- Industrial/warehouse unit
- Steel portal frame
- 6m eaves height
- Sectional up and over loading door
- Offices at first floor level
- Forecourt parking
- Goods loading access
- Self-contained secure yard
- Prominent visibility to Neptune Close

ACCOMMODATION

Warehouse (inc. FF office)	2,400 sq. ft.	(223 m ²)
Yard	3,000 sq. ft.	(279 m ²)

RENT

£39,000 per annum exclusive.

VAT

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

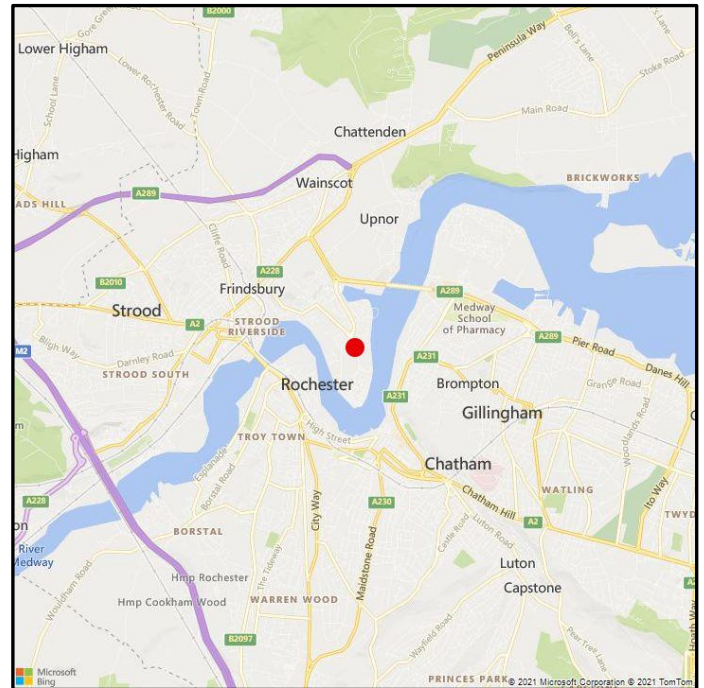
LEASE

The property is available by way of an assignment of the existing lease expiring on 05/04/2028. The lease is on a full repairing and insuring basis.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

LOCATION PLAN



BUSINESS RATES

From the 1st April 2026 the Rateable Value is £30,750.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

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

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 sole agents:-

WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

01634 668000 / 07860 504620

kevindempster@watsonday.com

IMPORTANT NOTICE:

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

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



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