

Lakeside Park & Neptune Business Park

Strood, Rochester,
ME2 4LT

Industrial unit to let
339 - 9,417 sq ft



Industrial units to let

339 - 9,417 sq ft



Good access to
M2 J1&4



Up-and-over loading
doors



Modern industrial units



Dedicated loading
areas



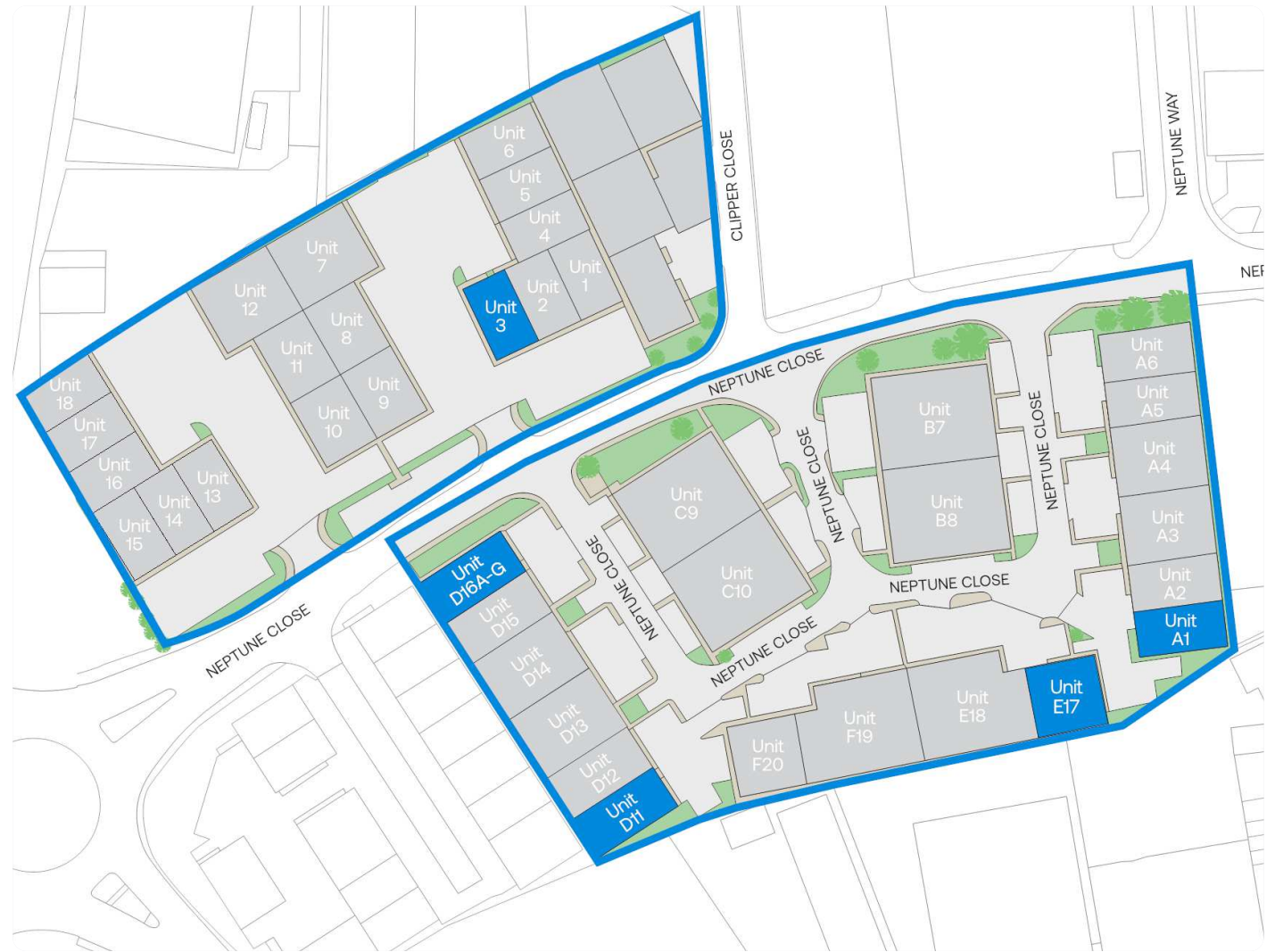
On-site parking

Lakeside Park is part of the Medway City Estate, an established industrial and commercial area where some 2 million sq ft of accommodation has been developed since 1986.

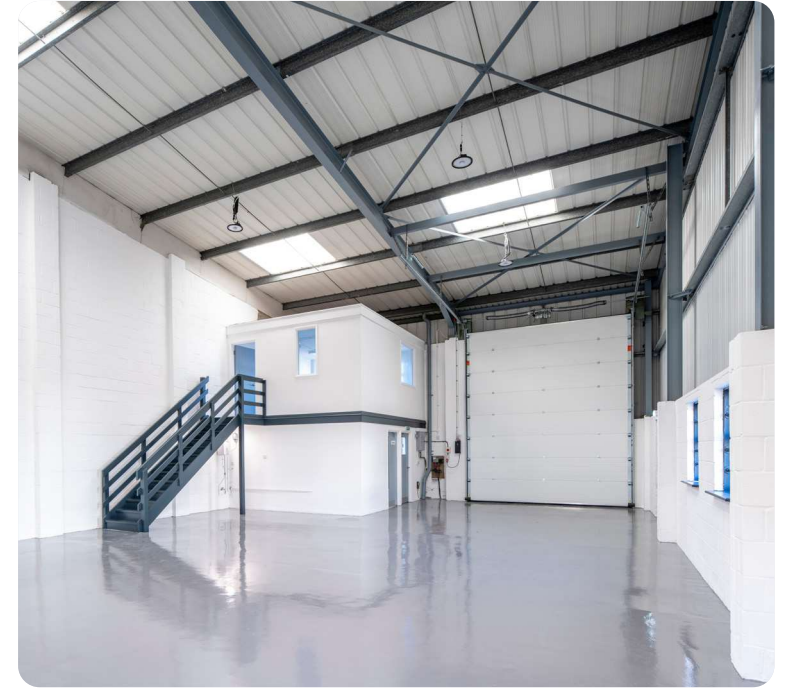
These modern, purpose-built industrial units are available in a range of sizes, with some also including office space. The units have up-and-over loading doors and a private loading area. There is good access to the M2 via junctions 1 and 4.



Site plan & accommodation



Unit	Property Type	Size (Sq Ft)	Availability	Rent
Unit A1	Warehouse	2,335	Immediately	£3,395 PCM
Unit D11	Office	4,124	Immediately	£2,920 PCM
Unit D16A	Warehouse	375	Immediately	£600 PCM
Unit 3	Warehouse	1,855	Immediately	£2,685 PCM
Unit E17	Warehouse	4,263	Immediately	£4,975 PCM
Total	-	12,952	-	-



Location



Located off 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.



Travel times

Cities

Distance

London 117 miles

Coventry 140 miles

By Train

Distance

Rochester 4 miles

By Air

Distance

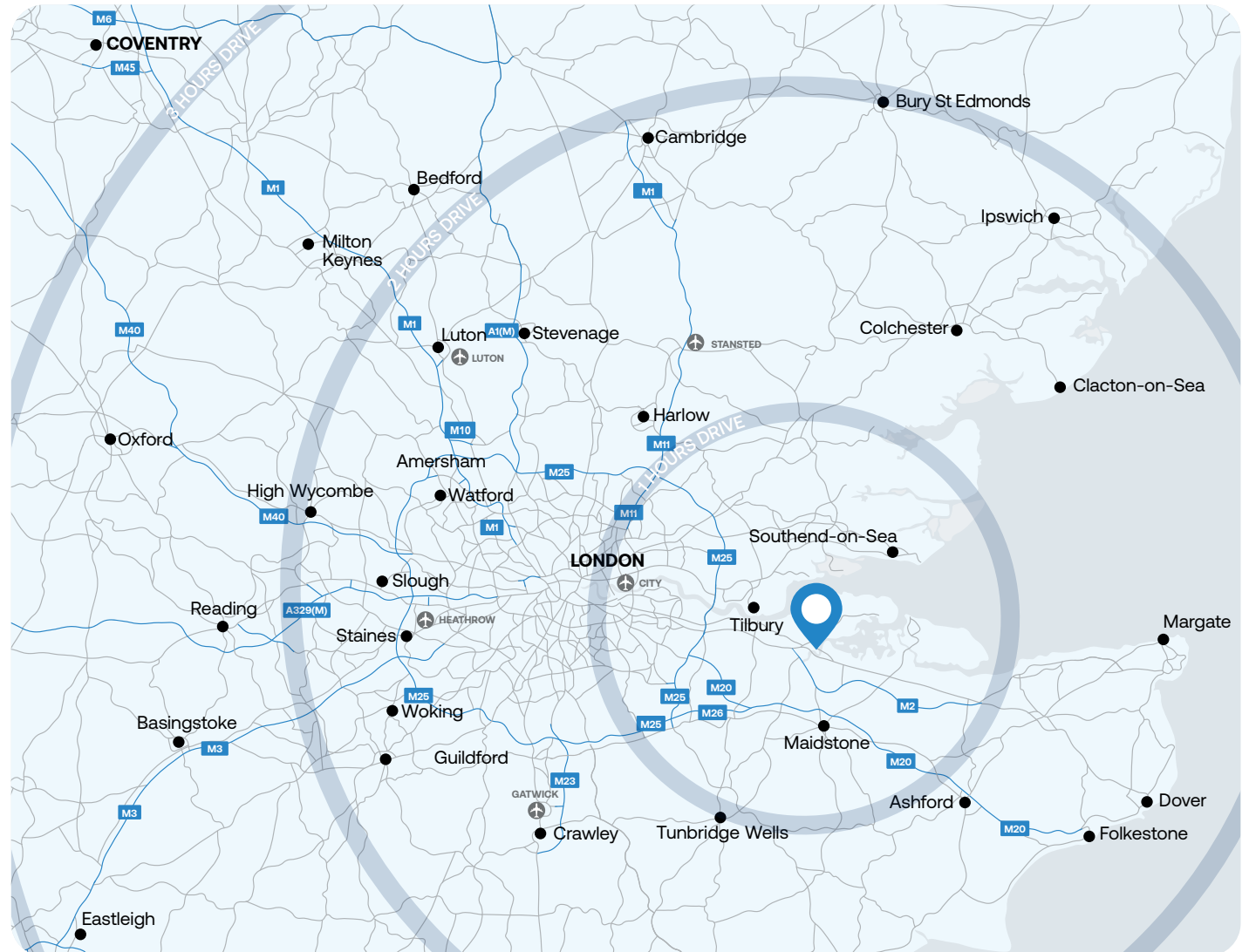
London City Airport 29 miles

London Southend Airport 42 miles

Motorways

Distance

M2 6 miles



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Book a viewing

Mileway

Ezekiel Eboda
southeast@mileway.com
0203 991 3516



Kevin Dempster
kevindempster@watsonday.com
07860 504620



Mark Coxon
mcoxon@caxtons.com
07969 973809

Further information:

EPC
EPC is payable upon request.

Terms
Available on new full repairing
and insuring leases.

VAT
VAT will be payable where
applicable.

Legal Costs
All parties will be responsible
for their own legal costs
incurred in the transaction.

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

UNIT NO.	AREA		RENT	STATUS
	SQ. FT.	M ²		
A1 Lakeside	2,335	216.92	£40,740 per annum	AVAILABLE
D11 Lakeside	4,124	383.10	£39,000 per annum	AVAILABLE
D16A Lakeside	375	34.84	£7,920 per annum	AVAILABLE
3 Neptune BE	1,855	172.33	£32,220 per annum	AVAILABLE
17 Lakeside Park	4,263	396.03	£59,700	AVAILABLE

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.

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

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

*** FIRST 3 MONTHS AT HALF RENT ***



**MODERN END TERRACED LIGHT
INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES
2,364 SQ. FT. (219.6 M²) GROUND FLOOR
1,381 SQ. FT. (128.3 M²) MEZZANINE OFFICES
518 SQ. FT. (48.1 M²) MEZZANINE STORAGE**

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 an end terraced light industrial/warehouse unit. Salient features:-

- Sectional up & over door
- Separate personnel door
- Ground floor fitted production area
- Male and female WCs
- Extensive 1st floor offices
- Dedicated parking/loading area
- First 3 months at half rent

ACCOMMODATION (Gross Internal Areas)

Ground Floor

Production/storage area 2,364 sq. ft. (219.6 m²)

First Floor

Offices 1,381 sq. ft. (128.3 m²)

Mezzanine storage 518 sq. ft. (48.1 m²)

TERMS

A new lease is available for a term of 5 years or more by negotiation with the landlord.

RENT

£59,700 per annum exclusive

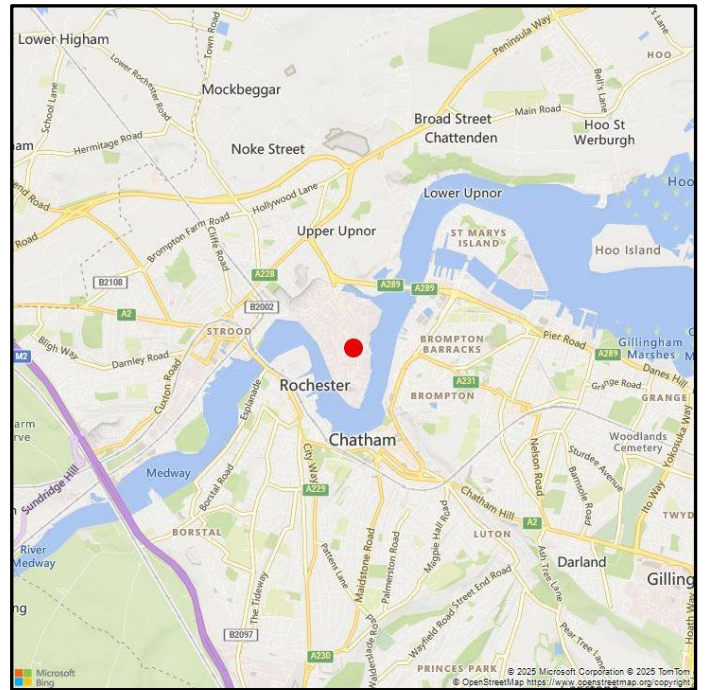
VAT

The property is elected for VAT.

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

Pt Gnd Flr & Pt 1 st Flr Lhs	Ratesble Value	£15,500
Pt Gnd Flr & Pt 1 st Flr Rhs	Rateable Value	£19,000

PLANNING

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

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band D (98). Vaid until 03/03/2030.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

01634 668000 / 07860 504620

kevindempster@watsonday.com

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