



INDUSTRIAL UNIT WITH OFFICE SPACE TO LET

1,590 Sq Ft (147.71 Sq M)

LEASEHOLD

**UNIT 11 SHELDON BUSINESS CENTRE, MARITIME CLOSE,
MEDWAY CITY ESTATE, ROCHESTER ME2 4AF**

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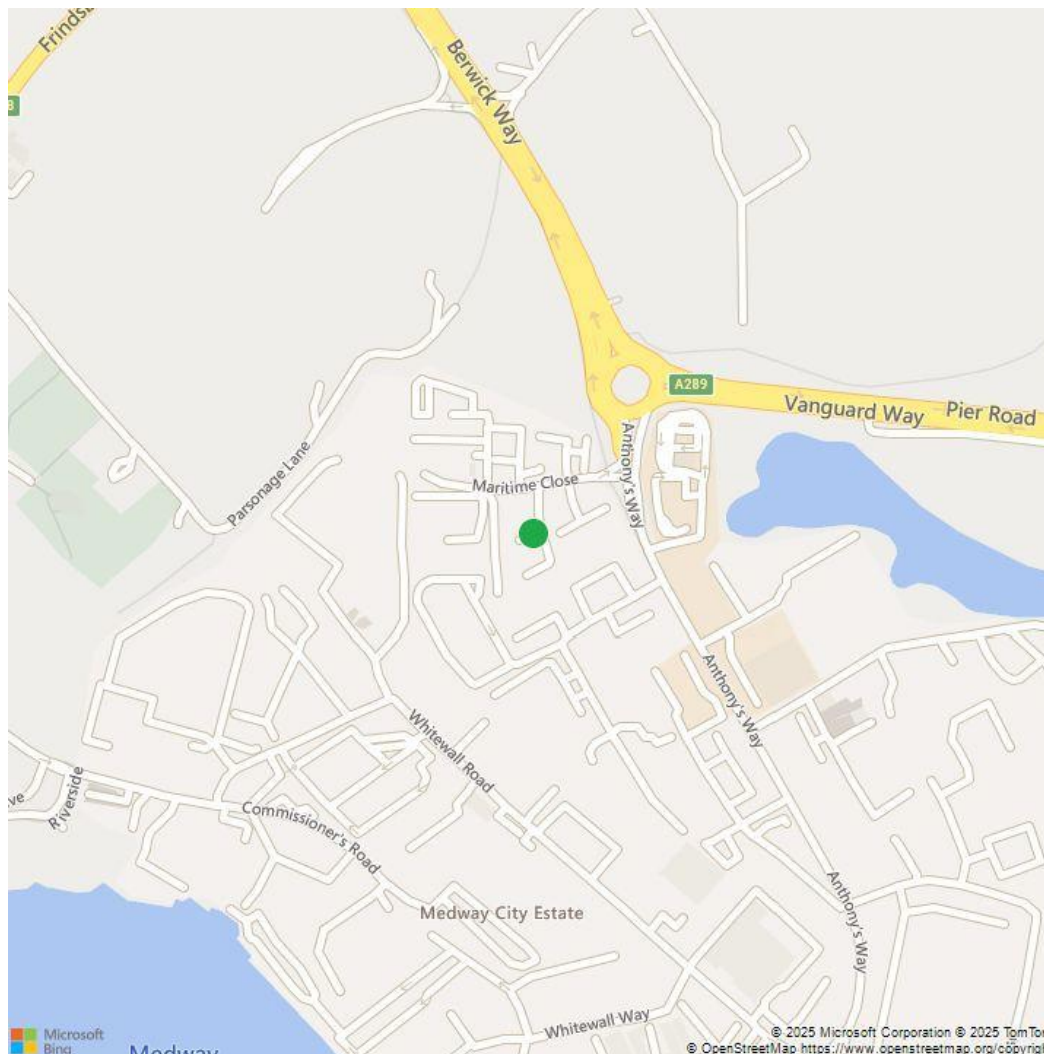
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The premises are located off Maritime Close, accessed via Anthony's Way. It forms part of the extensive commercial development known as Medway City Estate, where some 2 million square feet of accommodation has been developed over the last 40 years or so.

Medway City Estate lies immediately to the north of Rochester City Centre and enjoys access to both Junctions 1 and 4 of the M2 motorway via the Medway Towns Northern Relief Road, and the Medway Tunnel. Accordingly, the Channel Ports and Central London are both extremely accessible. The M2 also provides good access to the M25 London orbital motorway and the remainder of the national motorway network.



DESCRIPTION:

The property comprises a 2 storey semi detached industrial unit of steel frame construction with brickwork to the lower elevations and coated profile metal sheeting to the upper.

The property benefits from a sectional up and over loading door and separate personnel door with a fire exit to the rear. The property largely comprises warehouse/workshop space with partitioned store area to the rear and WCs. There is also a mezzanine first floor occupying the majority of the floor space providing partitioned offices, and open plan office and a kitchenette.

We calculate the eaves height to be approximately 5.1 metres.

Externally, there is a forecourt and a side yard providing vehicular access, and a small separate area of land to the south of the estate road, providing parking for 1-2 vehicles.

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ACCOMMODATION:

All areas are approximate and gross internal:

Ground Floor:	858 sq ft	(79.74 sq m)
First Floor Mezzanine:	732 sq ft	(68 sq m)
Total:	1,590 sq ft	(147.71 sq m)

TERMS:

To let on a new Full Repairing and Insuring Lease for a term to be agreed.

RENT:

£17,250 per annum exclusive

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Workshop and premises

Rateable Value (2026): £16,750

UBR in £ (2026-27): 43.2p

Potential applicants are advised to check with the Local Rating Authority, Medway Council, for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is Band C (67) and is valid until 23rd May 2032.

The EPC for this property can be downloaded from Harrisons website.

VIEWING:

Jonathan Creek

01622 944000

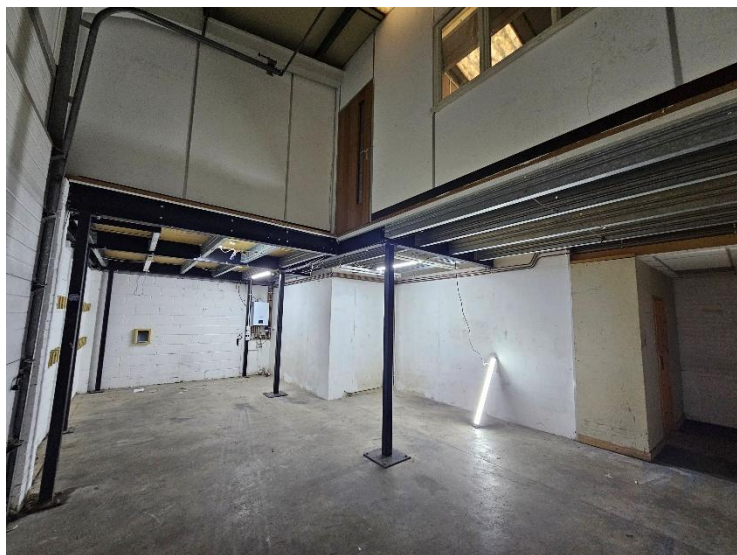
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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrison's for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrison's has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

Ref: 23/02/26 / / 922

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