

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

1 HENLEY BUSINESS PARK TRIDENT CLOSE, MEDWAY CITY ESTATE ROCHESTER, KENT ME2 4FR



**LIGHT INDUSTRIAL/WAREHOUSE UNIT
2,419 SQ. FT. (224.78 M²)
MEZZANINE OFFICES/STORE
1,412 SQ. FT. (131.22 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The premises are located within Henley Business Park at Trident Close on the Medway City Estate. This is an established commercial area where in excess of 2 million sq. ft. of space has been constructed.

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 line or copy & paste to your browser

<https://w3w.co/smooth.scouts.hangs>

DESCRIPTION

The property comprises an end terraced light industrial/warehouse unit. Salient features include:-

- Ground floor warehouse
- Ground and first floor offices
- Two WCs
- Manually operated goods door (2.85 m wide x 3.85 m high)
- Separate personnel door
- Extensive mezzanine with offices & storage
- Allocated car parking spaces

ACCOMMODATION

Ground floor warehouse	2,419 sq. ft.	(224.78 m ²)
Mezzanine offices & store	1,412 sq. ft.	(131.22 m ²)

LEASE

A new full repairing and insuring lease for a term to be agreed.

RENT

£29,000 per annum

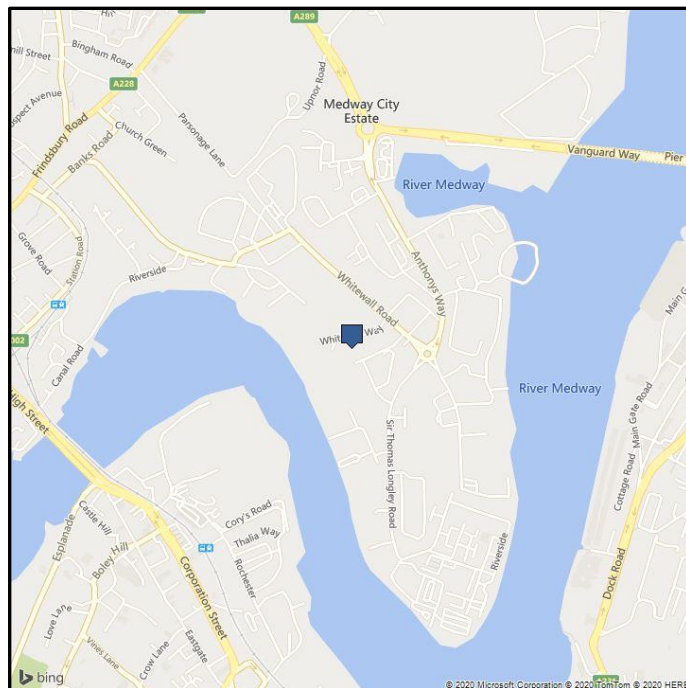
VAT

We are advised by our client that the property is not elected for VAT and therefore VAT will be not 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.

LOCATION PLAN



BUSINESS RATES

Rateable Value £24,750

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 (86). Valid until 24/07/2035.

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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