



RENT

£8.00

(per sq ft pa excl.)



SERVICE CHARGE

£3.42

(per sq ft pa excl.)



RATES PAYABLE

£3.63

(per sq ft pa)



EPC RATING

C



First Floor, Riverside House

Sir Thomas Longley Road, Rochester, ME2 4FN

Fully Fitted Office | 8,278 Sq ft | 769 Sq m



TO LET



Location

The property is situated in Medway City Estate, an established commercial location in Rochester. It is well located for access to the A289 which in turn links to the M2. Strood Station is approximately 2 miles to the northwest and provides high speed services to St Pancras as well as Thameslink services.



Description

The space is situated on the first floor of a purpose built office building with passenger lift.

It is fully fitted with six smaller meeting rooms, which could be used as individual offices, a larger boardroom, comms room, kitchen and additional tea point, shower, and other ancillary accommodation including reception and post room. Furniture is available by arrangement and the property benefits from air conditioning.



Accommodation

The approximate Net Internal Area comprises:

Floor	Sq Ft	Sq M
First	8,278	769



Amenities



Fully Fitted



Kitchen



Car Parking



Shower



Air Con



M2 Motorway
via A289



Further information

Lease Terms

The property is available by way of a sublease for a term by arrangement or via the assignment of the existing lease expiring 19 April 2026.

Rent

The rent via sublease or assignment will be £66,224 per annum (£ 8.00 per sq ft pa excl).

Business Rates

We understand the offices have a Rateable Value of £59,000, equating to a liability of £30,090 per annum. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

The current on account budget is £3.42 psf pa excl.

EPC

The EPC rating is C.

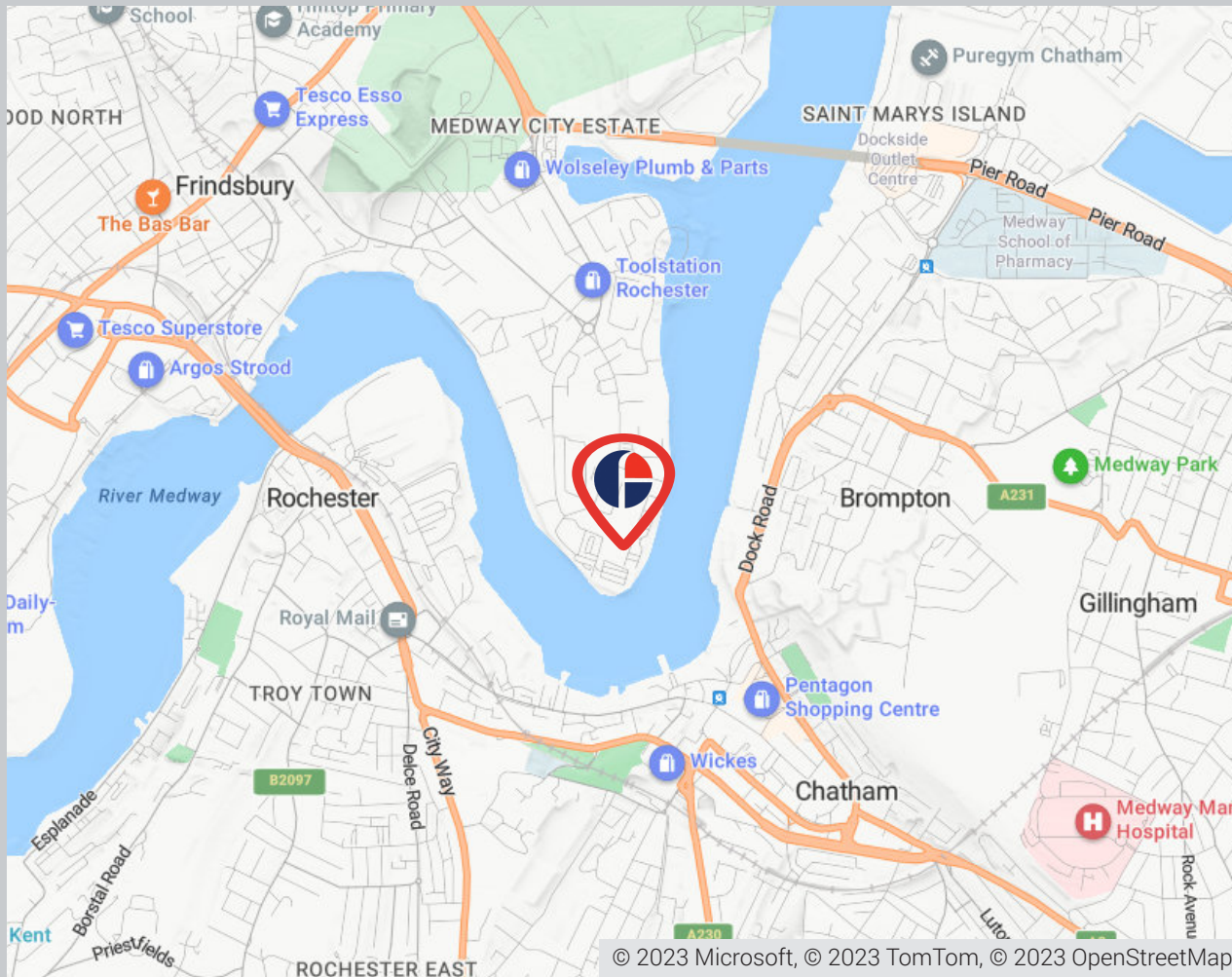
VAT

The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP.

1st Floor, Riverside House, Sir Thomas Longley Road, Rochester, Kent ME2



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• M2 Motorway - 2 miles• M25 Motorway - 15.5 miles• Dartford Crossing - 22 miles
	Nearest Station <ul style="list-style-type: none">• Strood Station - 2 miles
	Nearest Airport <ul style="list-style-type: none">• London City Airport - 33 miles

Contact

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Particulars dated November 2023. Photographs dated February 2023.