

# TO LET

23 LAKER ROAD, ROCHESTER AIRPORT ESTATE, ROCHESTER,  
KENT, ME1 3QX

DETACHED WORKSHOP / WAREHOUSE BUILDING WITH  
ENCLOSED YARD (RECENTLY REFURBISHED)  
4,283 Sq Ft (397.89 Sq M)

- 15'8" eaves height
- Mezzanine with two separate offices
- Goods access door
- Enclosed concrete surfaced yard
- 9 parking spaces
- <https://what3words.com/forest.lions.poem>

01634 668000

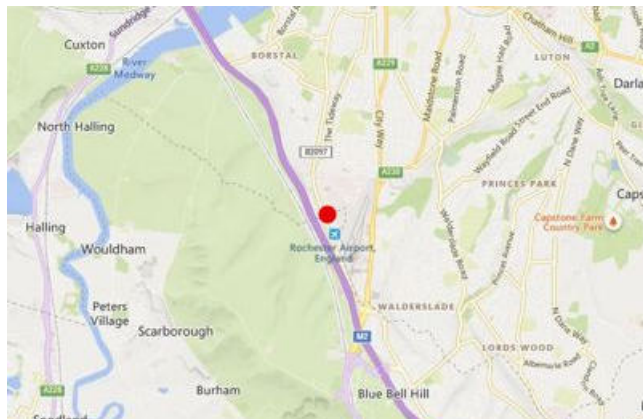
2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

**WATSON DAY**  
CHARTERED SURVEYORS

## 23 LAKER ROAD, ROCHESTER AIRPORT ESTATE, ROCHESTER, KENT, ME1 3QX

### Location

The unit is situated on the western side of Laker Road on the Rochester Airport Estate with excellent access to Junction 3 of the M2 and Junction 6 of the M20 motorways (thereafter M26 and M25). Gatwick and Heathrow airports are readily accessible, whilst there is excellent access via the M20 to the channel ports and the international passenger station at Ashford.



### Description

The property comprises a detached concrete portal framed warehouse/workshop. The lower elevations are clad with brick/blockwork. Currently the upper elevations and the roof to the building are clad with internally lined corrugated asbestos cement sheets. The property has recently been refurbished, including replacement of the existing claddings with steel panels. The building has an eaves height of approximately 15'8" (4.78 metres).

In the front north eastern corner of the building there is a kitchen and a WC and, at mezzanine level, two separate offices. A mezzanine storage platform extends over the majority of the ground floor.

At the southern end of the building there is a goods access door which opens onto an enclosed concrete surfaced yard. To the boundary with Laker Road there is a steel security gate within a 6'0" (1.80 metre) high brick wall. Within the yard there are 4 No. 40 ft. and 2 No. 20 ft. steel containers.

On the northern side of the building facing onto Lankester Parker Road, there is a concrete surfaced parking area which provides a maximum of 9 parking spaces.

### Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
Ground Floor - Reception Area, Workshop / Warehouse, Kitchen & WC	3,968	368.63
Mezzanine - Offices	315	29.26
<b>TOTAL</b>	<b>4,283</b>	<b>397.89</b>
Mezzanine Storage Platform	2,914	270.71

### Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

### Rent

£63,500 per annum exclusive

### VAT

We understand the property is not elected for VAT and therefore VAT will not be payable.

### Planning

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

### Business Rates

The Rateable Value is £53,000.

Interested parties are advised to contact their appropriate local authority to confirm rates 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.

### Energy Performance Certificate

Band C (65). Valid until 16/03/2036.

### Legal Costs

Each party to bear their own legal costs.

### Viewing

Strictly by appointment via the agents:-

WATSON DAY CHARTERED SURVEYORS  
01634 668000

Julian Scannell FRICS IRRV  
julianscannell@watsonday.com



**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



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