



# 27 CASTLEVIEW BUSINESS CENTRE, GAS HOUSE ROAD, ROCHESTER, KENT ME1 1PB



*Spray booth to be removed*

**INDUSTRIAL/WAREHOUSE UNIT**  
**1,551 SQ. FT. (144.1 M<sup>2</sup>)**  
**TO LET**



**01634 668000**  
**watsonday.com**

## LOCATION

Castleview is located immediately adjacent to the main A2 accessed via Gas House Road to the east of Rochester Bridge. This is therefore a very convenient central location with ease of access to the main arterial routes and facilities within Rochester, Strood and Chatham. There is access to junctions 1 and 2 of the M2 via the A2/A228.

## DESCRIPTION

The unit comprises a mid terraced light industrial/warehouse unit. Salient features include:-

- Eaves height approx. 5.7 metres
- Sectional goods loading door
- Separate personnel door
- 3 phase electricity
- WCs
- Ground floor small office
- Approx. 3 car parking spaces immediately to the front

## ACCOMMODATION

The approximate gross internal area is as follows:-

### Ground Floor

Warehouse & office	1,551 sq. ft.	(144.1 m <sup>2</sup> )
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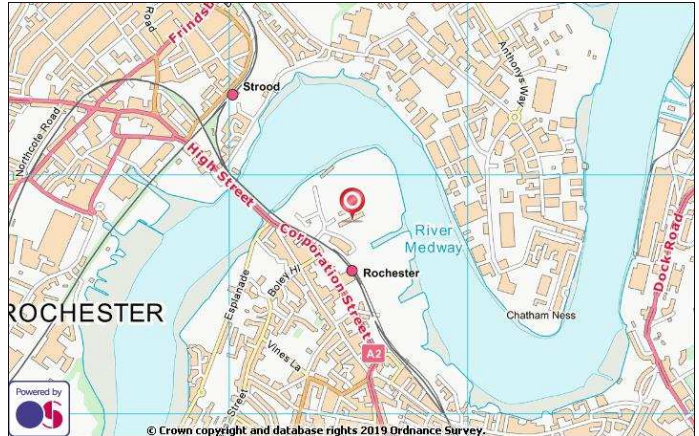
## LEASE

A new full repairing and insuring sub-lease is available for a term to be agreed up to 10 years.

## RENT

£16,000 per annum exclusive.

## LOCATION PLAN



## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £10,750.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (82). An Energy Performance Certificate is available upon request.

## VIEWING

Strictly by appointment via the joint agents:-

**WATSON DAY CHARTERED SURVEYORS**

**01634 668000**

**KEVIN DEMPSTER**

**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



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