

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**22 ROCHESTER TRADE PARK
MAIDSTONE ROAD, ROCHESTER AIRPORT ESTATE
ROCHESTER, KENT ME1 3QY**



**MODERN INDUSTRIAL/WAREHOUSE UNIT
WITH FENCED PARKING/YARD AREA**

5,255 SQ. FT. (488.2 M²)

FOR SALE

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The development is prominently situated just off the Maidstone Road, just south of Rochester town centre and 1 mile north of Junction 3 of the M2 motorway and 5 miles north of Junction 6 of the M20 motorway. The development forms part of the established Rochester Airport Estate. It is therefore well placed for access to the Channel Tunnel, Medway towns and Junction 2 of the M25 motorway which is 15 miles to the west.

For location click link or copy & paste to your browser

<https://w3w.co/glass.bids.miles>

DESCRIPTION

The unit comprises an end terraced warehouse/industrial unit constructed in 2006. Salient features:-

- 4.5 metre high electrically operated goods loading door
- Separate personnel door
- Eaves height is approx. 8.1 metres
- Substantial warehouse
- High specification offices with two director/meeting rooms
- Allocated parking spaces together with goods loading area
- Fenced and gated forecourt
- Ground floor WC with shower/wet room
- Available immediately

ACCOMMODATION (GIA)

| | | |
|----------------------|----------------------|------------------------------|
| GF Warehouse/Offices | 3,516 sq. ft. | (326.6 m ²) |
| First Floor Offices | <u>1,739 sq. ft.</u> | <u>(161.6 m²)</u> |
| Total | 5,255 sq. ft. | (488.2 m²) |
| Mezzanine offices | 841 sq. ft. | (78.0 m ²) |

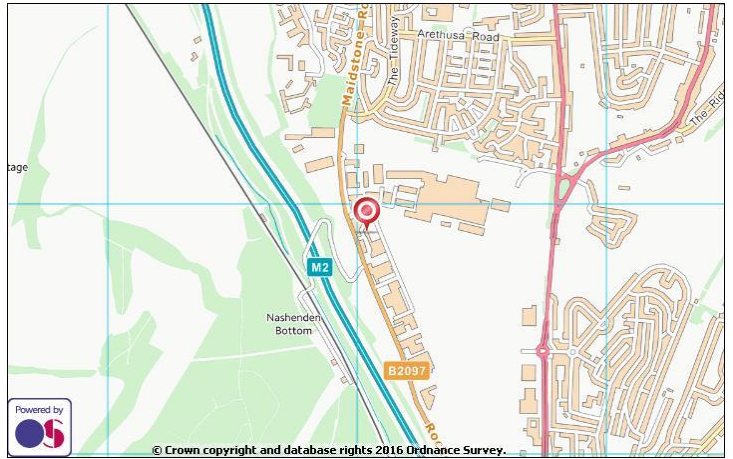
PRICE

Offers in excess of £850,000 for the long leasehold interest. 999 years (less 6 days) from 02/08/1999.

VAT

VAT will be payable on the purchase price.

LOCATION PLAN



ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. If an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

SERVICE CHARGE

A service charge is payable in respect of the common parts of the estate.

BUSINESS RATES

Rateable Value is £65,000.

ENERGY PERFORMANCE CERTIFICATE

Band E (113). Valid until 24/02/2030.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

01634 668000/07860504620

kevindempster@watsonday.com

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

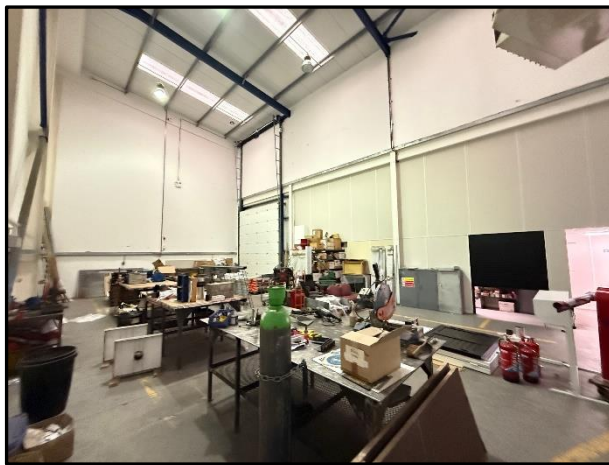
IMPORTANT NOTICE:

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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