



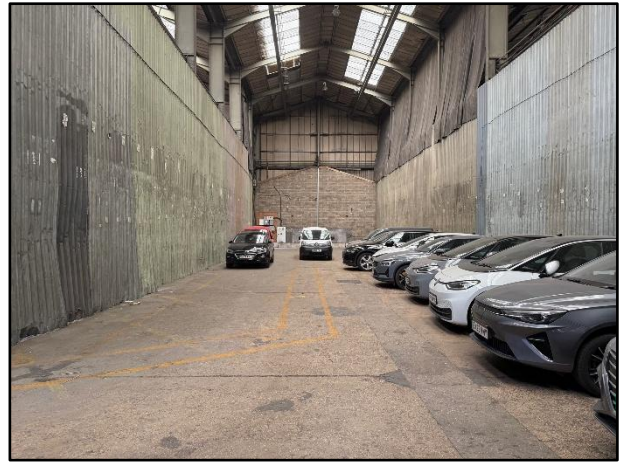
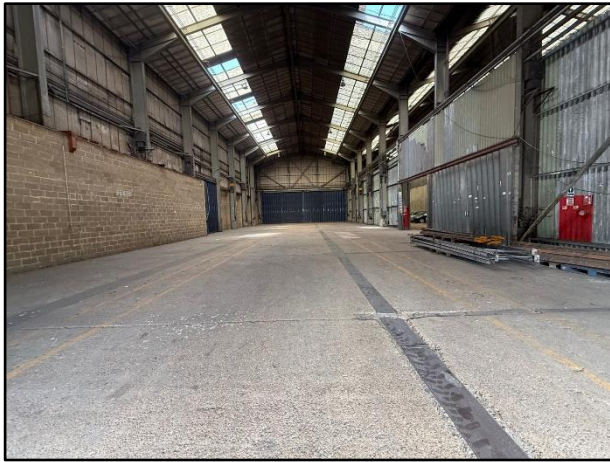
UNIT A1 WHITEWALL ROAD, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4DZ



WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

*** HIGH EAVES ***

**** BUDGET WAREHOUSE ACCOMMODATION ****



**HIGH EAVES STORAGE PREMISES
WITH LARGE YARD AREA**

**17,328 SQ. FT. (1,610 M²)
Plus Portable Office**

TO LET



01634 668000
watsonday.com

LOCATION

The property is located at the northern end of Whitewall Road on Medway City Estate, Rochester. There is relatively good access from Medway City Estate to either Junction 1 of the M2 motorway via the Wainscott Northern Bypass or to Junction 4 of the M2 via the Medway Tunnel, Gillingham Northern Link Road and the A289 Hoath Way. The M2 provides access to the M25 motorway, the national motorway network, London, the Channel Tunnel terminals and the Port of Dover.

DESCRIPTION

The premises comprise an attached industrial/warehouse unit. Salient features as follows:-

- Steel framed storage premises
- Clear span accommodation
- Steel roller shutter door
- Concrete level floor
- 13 metre eaves height
- 10% coverage in GRP translucent roof lights
- Large yard/parking area
- Portable office building (can be included)
- Available immediately
- Three phase power

ACCOMMODATION

The property has the following gross internal area:-

Warehouse	1,610 m ²	17,328 sq. ft.
Portable Office	52 m ²	560 sq. ft.
	1,662 m²	17,888 sq. ft

LEASE

The property is available by way of a new lease/tenancy agreement on terms to be negotiated.

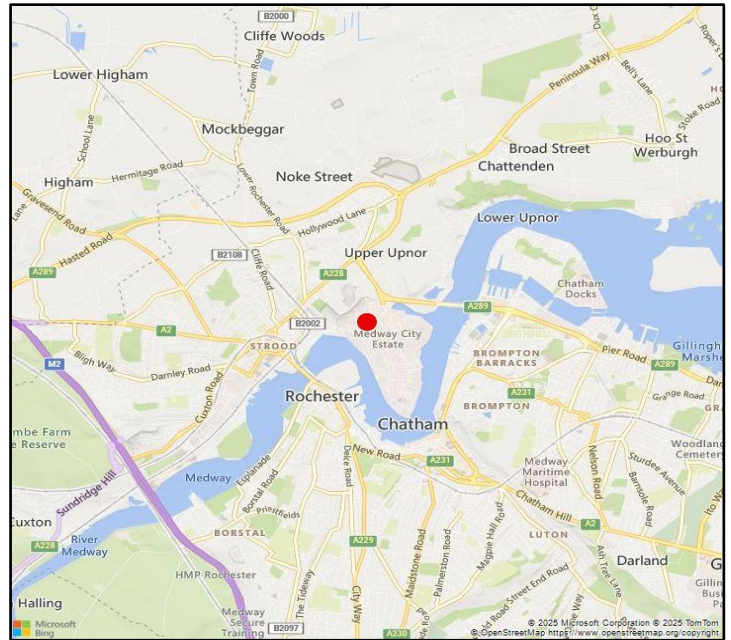
RENT

£125,000 per annum inclusive of service charge, business rates and insurance. Electricity will be invoiced separately.

VAT

The property is elected for VAT and therefore VAT will be payable on the rent and all other charges levied by the landlord.

LOCATION PLAN



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with HMRC Anti Money Laundering regulations, we are legally required to undertake full identity verification checks on all tenants where the rent exceeds 10,000 euros per month. In the event a proposal 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.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

We are advised that the property does not require an Energy Performance Certificate.

PLANNING

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

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

RICHARD TURNILL

01634 668000 / 07764 476915

richardturnill@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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