



PLOT 2B SUNDERLAND QUAY CULPEPER CLOSE, MEDWAY CITY ESTATE ROCHESTER, KENT ME2 4HN



**FREEHOLD COMMERCIAL LAND
APPROX. 0.40 ACRES (0.16 HECTARES)
FOR SALE**



**01634 668000
watsonday.com**

LOCATION

Plot 2B forms part of the Sunderland Quay, a purpose built, modern office development with direct frontage to the River Medway and is situated on the Medway City Estate. There are panoramic views across the River Medway towards Rochester with its cathedral and castle.

The Medway City Estate comprises up to 2 million sq. ft. of office and commercial space having been developed over the last 15 years. The M2 motorway is near to the site giving access to the M25 within approximately 15 minutes. The Channel Ports and Central London are all accessible. Motorway access to the property is excellent via the Medway Towns Northern Relief Road providing direct dual carriageway links to Junctions 1 & 4 of the M2.

For location click link or copy and paste to your browser

<https://w3w.co/broke/bike/cities>

DESCRIPTION

- The site comprises a level mainly rectangular serviced plot
- Currently laid to grass
- We are advised services available
- Adjacent to Portal House, offices and Invicta House, a warehouse/production facility
- Other surrounding occupiers include Bio Health and London Care
- Suitable for owner occupiers or development
- Not suitable for heavy storage/engineering uses
- Would suit office/business unit/warehouse/trade counter (subject to planning)

ACCOMMODATION

We are advised the approximate site area is:-

0.40 acres (0.16 hectares) (scaled from the Ordnance Survey)

PROPOSAL

The land is available to purchase freehold.

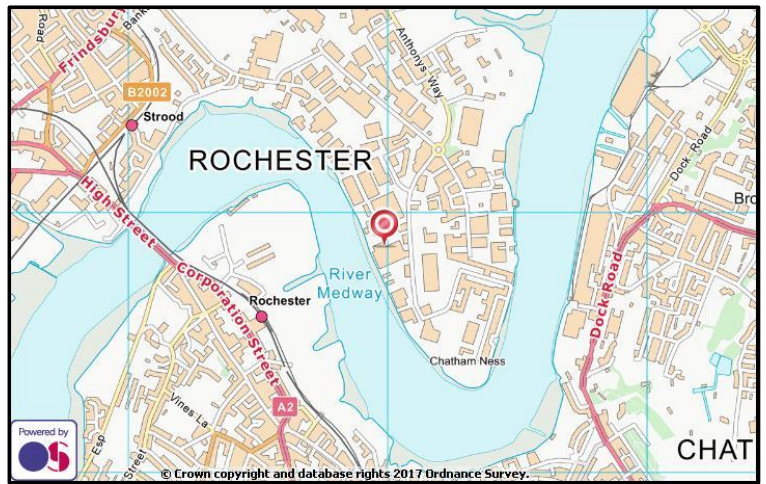
PRICE

£795,000

VAT

The property is elected for VAT.

LOCATION PLAN



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that 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.

PLANNING PERMISSION

Planning permission granted in 2018 for a new warehouse on self-contained site. See below link to Medway Council website:-

[Construction of a Warehouse Building \(Class B8\)](#)

BUSINESS RATES

The land is not assessed for business rate purposes.

LEGAL COSTS

Each party to bear their own costs.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000/07860 504620

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



01634 668000