

20 LAKESIDE PARK, NEPTUNE CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4LT



**MODERN END OF TERRACE
LIGHT INDUSTRIAL/WAREHOUSE UNIT
2,751 SQ. FT. (255.6 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Lakeside Park is located off Neptune Close on the Medway City Estate, an established industrial and commercial area where some 2 million sq. ft. of accommodation has been developed since 1986. There is good access to Junctions 1 & 4 of the M2 motorway via the Medway Towns Northern Relief Road and the Medway Tunnel. The M2 in turn gives good access to the M25 and London orbital motorway to the west and the channel ports to the east.

DESCRIPTION

The unit comprises an end terraced industrial/warehouse unit. Salient features include:-

- Sectional up & over door (3.5 m wide x 4.0 m high)
- Separate personnel door
- Ground floor warehouse
- Working height 5.2 – 6.6 metres
- Gas blower heater
- 1st floor office with central heating
- Separate male and female WCs
- Dedicated parking/loading spaces

ACCOMMODATION

Ground Floor

Warehouse 2,325 sq. ft. (216.0 m²)

First Floor

Office 426 sq. ft. (39.6 m²)

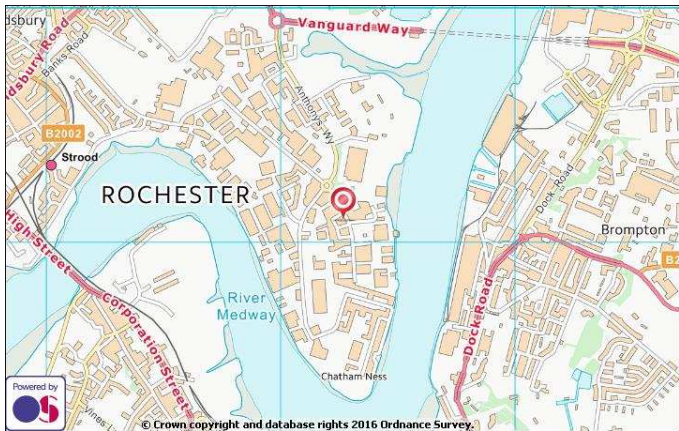
Total 2,751 sq. ft. (255.6 m²)

TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£34,500 per annum exclusive.



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 2017 is Rateable Value £17,250.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (99). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

CAXTONS CHARTERED SURVEYORS
01622 234886

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

IMPORTANT NOTICE:

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- 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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