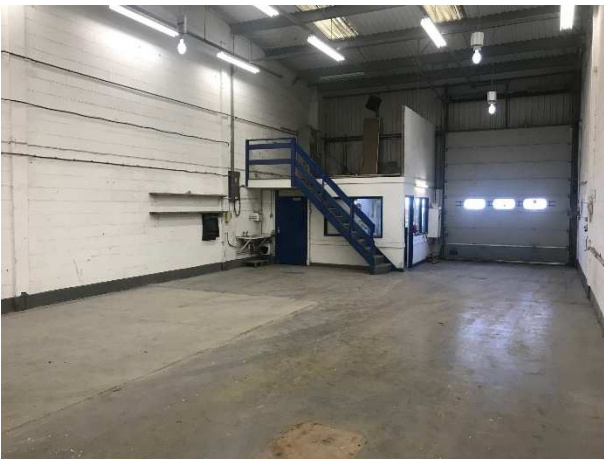




27 CASTLEVIEW BUSINESS CENTRE, GAS HOUSE ROAD, ROCHESTER, KENT ME1 1PB



INDUSTRIAL/WAREHOUSE UNIT
1,551 SQ. FT. (144.1 M²)
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 ²)
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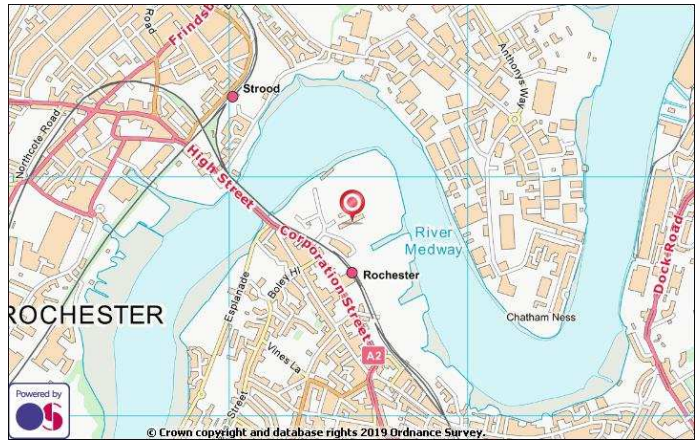
LEASE

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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