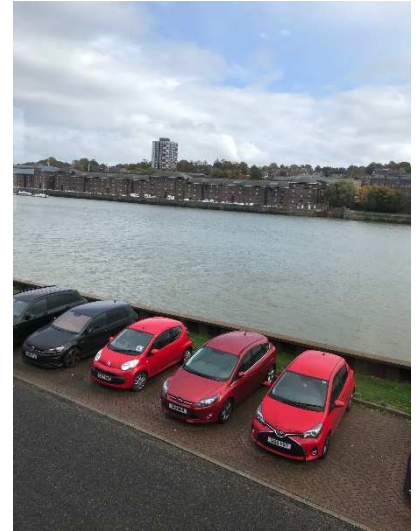




37 RIVERSIDE ESTATE, SIR THOMAS LONGLEY ROAD, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4DP



**2 STOREY BUSINESS UNIT
2,590 SQ. FT. (240.6 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

The property is situated within Phase II of the Riverside Estate on the Medway City Estate, Rochester. There is 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 terminal and the port of Dover.

DESCRIPTION

The unit comprises a 2 storey semi-detached business unit located directly on the waterfront. Salient features:-

- Access via double glazed personal door
- Ground floor office and storage area accessed via a double loading door
- First floor office & reception area
- Space heating is provided by hot water radiators
- Suspended ceilings with concealed lighting
- Male & female WCs
- Block paved parking areas providing car parking spaces
- Superb river views

ACCOMMODATION

Ground Floor	1,297 sq. ft.	(120.5 m ²)
First Floor	<u>1,293 sq. ft.</u>	<u>(120.1 m²)</u>
Total	2,590 sq. ft.	(240.6 m²)

RENT

£23,350 per annum

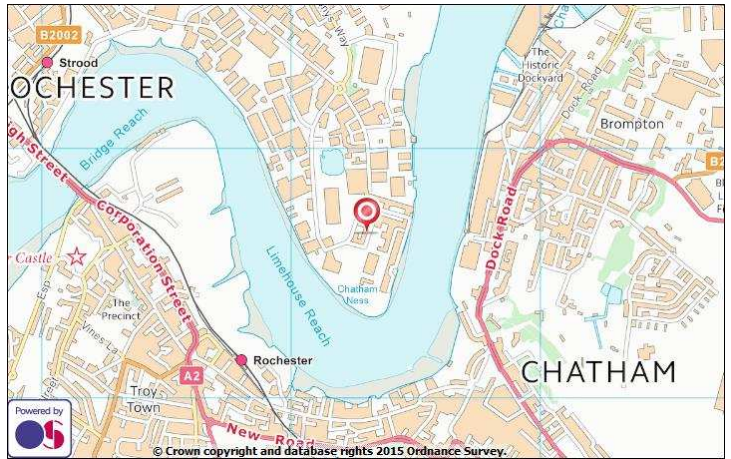
LEASE

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

VAT

We are advised by our client that the property is not elected for VAT and therefore VAT will NOT be payable on rent and other charges.

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 £16,250.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (69). The EPC expires on 28.06.25. An Energy Performance Certificate is available to view upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000

nickthrelfall@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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