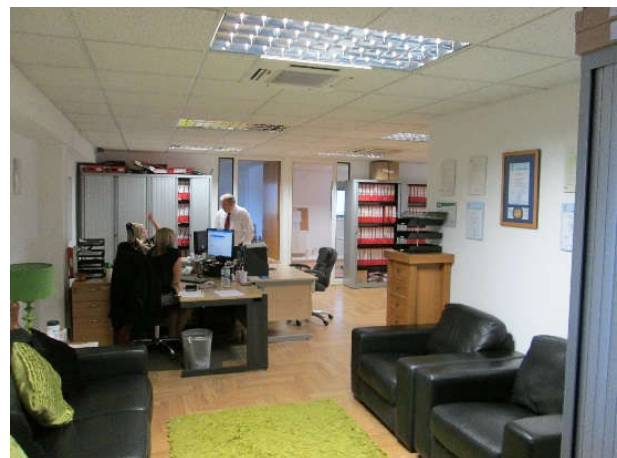
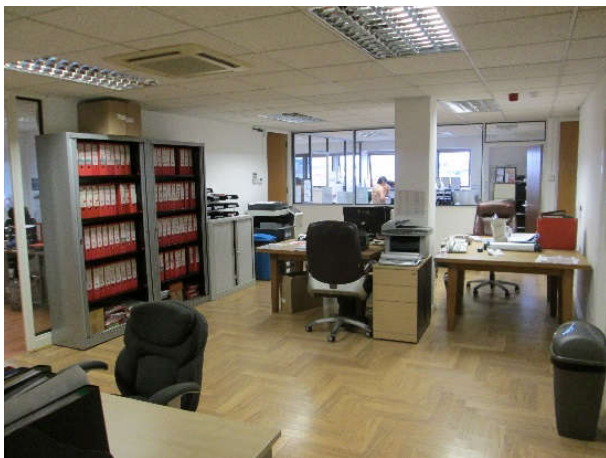


**2ND FLOOR OFFICES,
CANTERBURY HOUSE, WATERSIDE COURT,
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4NZ**



**SECOND FLOOR OFFICES
1,844 SQ. FT. (171 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The premises are situated within Waterside Court, Neptune Close on the Medway City Estate an established commercial area with excellent access to the M2 motorway via the Medway Towns Northern Relief Road.

DESCRIPTION

The unit comprises the second floor of a purpose built office unit. Salient features:-

- Offices with comfort cooling
- WC facilities
- Data cabling
- Kitchen area
- Allocated car parking
- Available Summer 2020

ACCOMMODATION (GIA)

2nd floor offices 1,844 sq. ft. (171 m²)

RENT

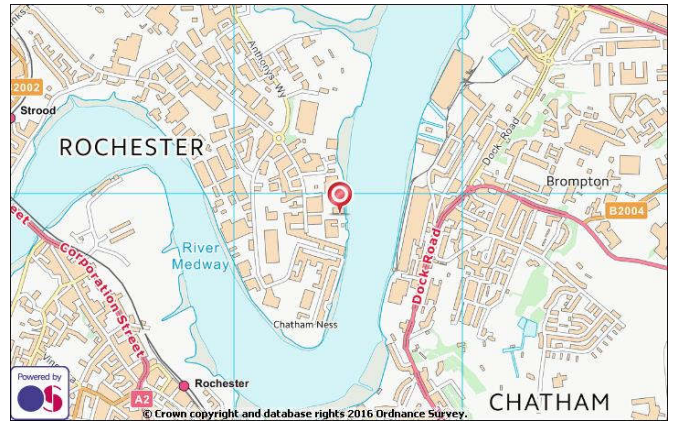
£18,000 per annum exclusive.

TERM

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

SERVICE CHARGE

A service charge is payable in respect of maintenance/repairs to the common parts.



BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List 2017 is £11,750.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (63). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000

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