



**C9 & C10 LAKESIDE PARK, NEPTUNE CLOSE,  
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4LT  
\* HALF RENT YEAR 1 INCENTIVE \***



**TWO ADJOINING MODERN  
INDUSTRIAL/WAREHOUSE UNITS  
(AVAILABLE AS A WHOLE OR INDIVIDUAL UNITS)  
5,839 – 11,991 SQ. FT. (542 – 1,114 M<sup>2</sup>)  
  
TO LET**



**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 premises comprise two modern separate but adjoining light industrial/warehouse units. Salient features include:-

- Sectional up & over doors
- Separate personnel doors
- Minimum eaves height of 6 metres
- Ground floor warehouses
- Ground floor and first floor offices
- Male and female WCs
- Dedicated parking
- HALF RENT YEAR 1 INCENTIVE

## ACCOMMODATION

The approximate gross internal areas are as follows:-

C9		
GF Warehouse	4,330 sq. ft.	(402 m <sup>2</sup> )
GF Office/WC area	934 sq. ft.	(87 m <sup>2</sup> )
FF offices	575 sq. ft.	(53 m <sup>2</sup> )
Total	5,839 sq. ft.	(542 m <sup>2</sup> )
Mezzanine area	290 sq. ft.	(27 m <sup>2</sup> )
C10		
GF Warehouse	4,330 sq. ft.	(402 m <sup>2</sup> )
GF Office/WC area	934 sq. ft.	(87 m <sup>2</sup> )
FF offices	888 sq. ft.	(82 m <sup>2</sup> )
Total	6,152 sq. ft.	(572 m <sup>2</sup> )
<b>Total</b>	<b>11,991 sq. ft.</b>	<b>(1,114 m<sup>2</sup>)</b>

## TERMS

A new full repairing and insuring lease/leases are available for a term to be agreed.

## RENT

On application.



## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate as follows:-

£12,305.06 plus VAT per annum (up to 30.06.2018).

Please note that if split:-

C9 - £6067.71 plus VAT

C10 - £6090.48 plus VAT

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List 2017 is Rateable Value £69,500.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The properties have been rated as follows:-

C9	Band C (73)
C10	Band E (106)

Energy Performance Certificates are available upon request.

## VIEWING

Strictly by appointment via the joint agents:-

**WATSON DAY CHARTERED SURVEYORS**  
**01634 668000**

**CAXTONS CHARTERED SURVEYORS**

**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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