



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



**MODERN INDUSTRIAL/WAREHOUSE UNIT
5,839 SQ. FT. (542 M²)

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 a modern light industrial/warehouse unit. Salient features include:-

- Sectional up & over door
- Separate personnel door
- Minimum eaves height of 6 metres
- Ground floor warehouse
- Ground floor and first floor offices
- Male and female WCs
- Dedicated parking

ACCOMMODATION

The approximate gross internal areas are as follows:-

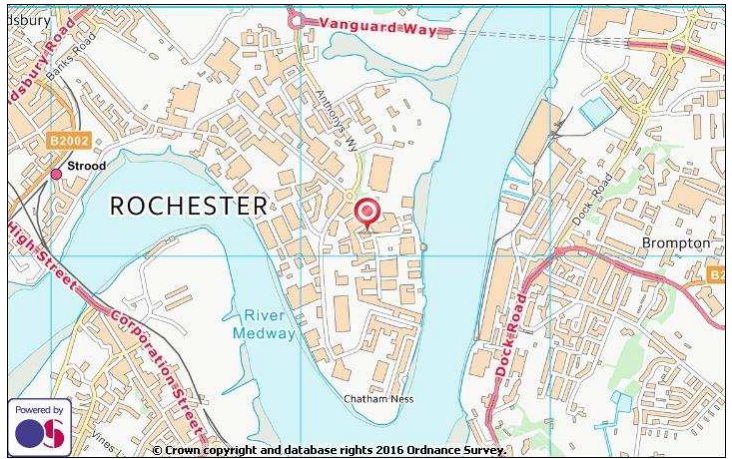
GF Warehouse	4,330 sq. ft.	(402 m ²)
GF Office/WC area	934 sq. ft.	(87 m ²)
FF offices	575 sq. ft.	(53 m ²)
Total	5,839 sq. ft.	(542 m ²)
Mezzanine area	290 sq. ft.	(27 m ²)

TERMS

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

RENT

On application.



SERVICE CHARGE

An estate service charge of £6,067.71 plus VAT 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 unit is currently assessed with Unit C10 and 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 property has been rated Band C (73). 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

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
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