

**GROUND FLOOR WAREHOUSE/STORE & FIRST FLOOR OFFICES,
CHICHESTER HOUSE, WATERSIDE COURT,
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4NZ**



**GROUND FLOOR WAREHOUSE/STORE
1,800 SQ. FT. (167.13 M²)
AND FIRST FLOOR OFFICES
1,837 SQ. FT. (170.67 M²)
AVAILABLE INDIVIDUALLY OR COMBINED
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 ground floor and first floor of a purpose built office unit. Salient features:-

- Sliding loading door
- 3 phase power supply on ground floor
- Suspended ceiling and good natural lighting to the first floor office
- Shared passenger lift
- 14 allocated car parking spaces

ACCOMMODATION (GIA)

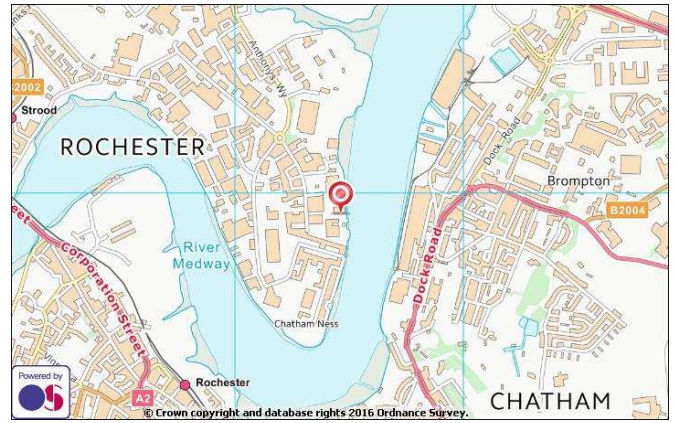
UNIT	FLOOR AREAS		RENT
	SQ. FT.	M ²	
Ground floor warehouse	1,800	167.13	£22,080
First floor offices	1,837	170.67	£18,080
Total	3,637	337.80	£40,160

TERM

A new internal 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. We understand that the current figure is approximately £2,800 plus VAT per floor.



BUSINESS RATES

We understand from the VOA website that the current entry for the whole building in the Rating List is £35,500.

Interested parties are advised to contact Medway Council (01634 306000) in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (83).

VIEWING

Strictly by appointment with the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

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&

MICHAEL PARKES SURVEYORS

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IMPORTANT NOTICE:

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- 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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