



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



**GROUND FLOOR WAREHOUSE/STORE
1,800 SQ. FT. (167.13 M²)
AVAILABLE IMMEDIATELY**

TO LET



**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 warehouse/workshop unit. Salient features:-

- Sliding loading door
- 3 phase power supply
- Clear span accommodation
- Concrete floor
- 3.5m floor to ceiling height
- Allocated car parking spaces
- Opportunity to link with office suite in the building
- Immediately available

ACCOMMODATION (GIA)

UNIT	FLOOR AREAS	
	SQ. FT.	M ²
Ground floor warehouse	1,800	167.13

TERM

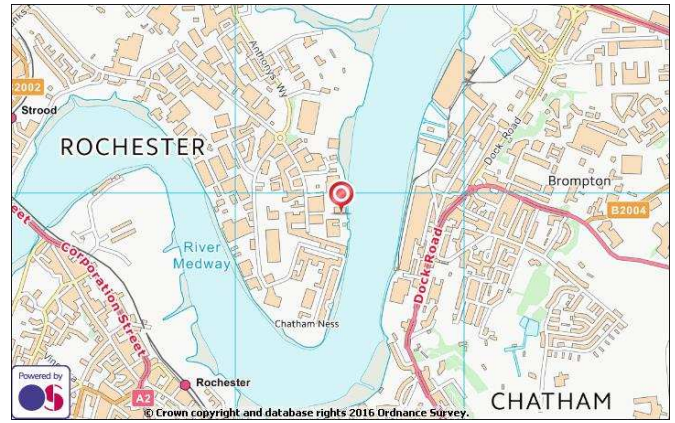
A new internal repairing and insuring lease for a term to be agreed.

RENT

£18,000 per annum exclusive.

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.

The ground floor suite will be liable for a pro-rata element of this amount.

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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