

4 CLIFFE COURT, GEORGE SUMMERS CLOSE MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4GU



**INDUSTRIAL/WAREHOUSE UNIT
2,716 SQ. FT. (252.53 M²)**

TO LET

LOCATION

Cliffe Court is accessed via George Summers Close directly from Anthony's Way the main spine road of the established Medway City Estate. There is good access to Junctions 1 and 4 M2 and from here the remainder of the National motorway network. Strood forms part of the Medway Towns conurbation which offers a wide range of shopping facilities including mainline railway stations at Chatham, Rochester and Strood.

DESCRIPTION

The unit comprises an industrial/warehouse unit. Salient features:-

- 6 metre eaves height
- Sectional loading door together with loading apron
- Ground floor warehouse with WC & kitchen area/rest room
- Air conditioned first floor offices with suspended ceilings
- 3 allocated car parking spaces

ACCOMMODATION

Ground Floor

Warehouse 2,033 sq. ft. (188.9 m²)

First Floor

Offices 683 sq. ft. (63.4 m²)

Total 2,716 sq. ft. (252.3 m²)

LEASE

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

RENT

£24,950 per annum exclusive.

LOCATION PLAN



SERVICE CHARGE

An estate service charge 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 current entry in the Rating List is Rateable Value £13,750.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (81). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

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