

**26 RIVERSIDE, SIR THOMAS LONGLEY ROAD
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4DP**



**TO BE REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT
3,050 SQ. FT. (283 M²)**

TO LET

LOCATION

The property is located on Riverside Estate within the Medway City Estate, Rochester. There is relatively good access from Medway City Estate to either Junction 1 of the M2 motorway via the Wainscott Northern Bypass or to Junction 4 of the M2 via the Medway Tunnel, Gillingham Northern Link Road and the A289 Hoath Way. The M2 provides access to the M25 motorway, the national motorway network, London, the Channel Tunnel terminal and the port of Dover.

DESCRIPTION

The property comprises a warehouse/industrial unit built in approximately 1988. Salient features are as follows:-

- To be refurbished
- Clear span accommodation
- Insulated sectional loading door
- Generous forecourt
- Flexible accommodation
- Located within Medway City Estate
- Good access to A289 dual carriageway and M2 motorway
- First floor office
- Available Spring 2020

ACCOMMODATION

The unit has the following gross internal area:-

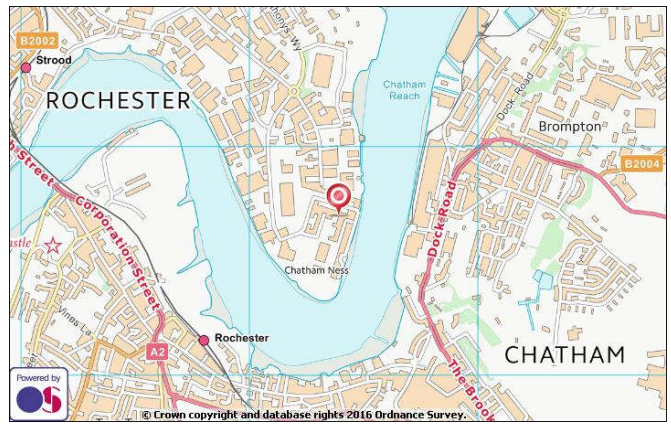
Ground Floor	2,812 sq. ft.	(261.2 m ²)
First Floor	238 sq. ft.	(22.1 m ²)
Total	3,050 sq. ft.	(283.3 m²)

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£32,000 per annum exclusive.



SERVICE CHARGE

A service charge is payable to contribute towards the upkeep and maintenance of the estate.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £16,250. Interested parties are advised to contact Medway Council in regard to exact rates payable.

LEGAL COST

Each party to bear their own legal costs.

EPC

The property has previously been rated Band E (117) which expired on 18.02.19. An updated Energy Performance Certificate has been requested.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

richardturnill@watsonday.com

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:

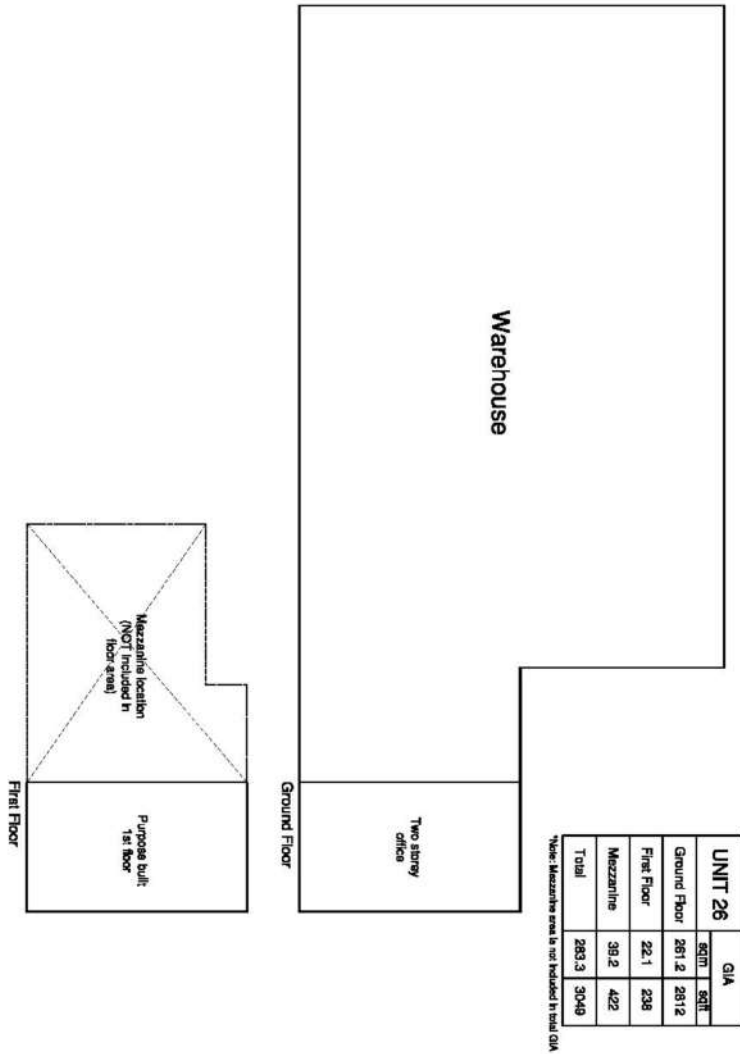
- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been 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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FLOOR PLAN

GROSS INTERNAL AREA - UNIT 26
 RIVERSIDE, SIR THOMAS LONGLEY ROAD, ROCHESTER, ME2 4DP
 3584_SK01.2 1:100 @ A3 MK



DATE: 05/05/2016 MK

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

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