

UNIT 11 MAGAZINE B, ORDNANCE YARD, LOWER UPNOR, ROCHESTER, KENT ME2 4UY



UNIQUE BUSINESS/OFFICE UNITS

1,119 SQ. FT. (104 M²)

TO LET

LOCATION

The village of Lower Upnor is approximately 2.5 miles from Rochester and 13 miles from Maidstone. Transport links are very good with fast train times from Strood (2 miles away) to St. Pancras International being approximately 34 minutes. By road the A289, M2 and A2 give direct access to London, the M25, M2 south and east towards Dover and Europe. Lower Upnor is a desirable riverside settlement with a vibrant community with Medway Yacht Club and Upnor Sailing Club, nearby local pubs and church. Upnor Castle is also adjacent to the property.

DESCRIPTION

The unit is Grade II Listed former Victorian brick built military sheds known as Magazine B with listed building consent and planning for conversion to B1 office use. The units as a whole have recently received considerable improvement works to the external part of the building which include new roofing, external painting, brickwork renovation, joinery renovation, laying of power cables, water pipes and Southern Water connection, BT ducting, foul water pipes and mains connection. Internally the unit will be converted to provide office/business space.

ACCOMMODATION

The approximate gross internal area is as follows:-

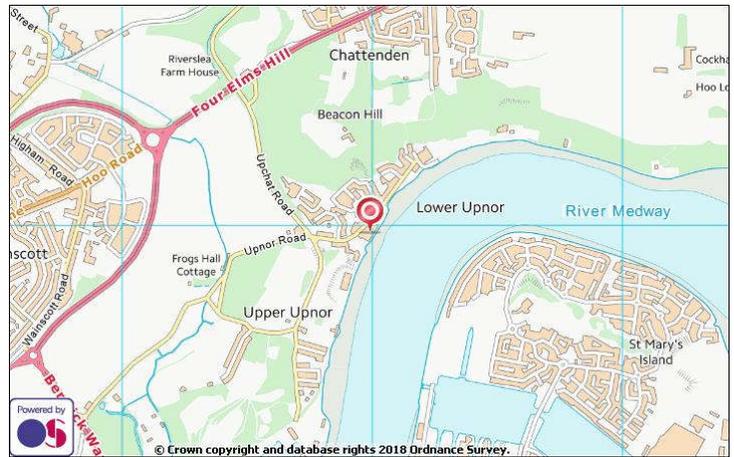
UNIT	FLOOR	AREA (SQ. FT.)	AREA (M ²)	AVAILABILITY
11 (rear)	GF	617	57	Available
	FF	502	47	
	TOTAL	1,119	104	

Allocated parking to the front and rear

TERMS

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

LOCATION PLAN



RENT

£16,000 per annum exclusive

Rent is inclusive of electricity and water but excludes VAT and business rates.

Buildings insurance reimbursable by the tenant.

SERVICE CHARGE

In relation to the estate road and common parts.

BUSINESS RATES

The unit is yet to be assessed for rating purposes but we understand that the unit may qualify for small business rate relief.

Interested parties are advised to contact the Business Rates Department at Medway Council to confirm the actual rates liability direct.

LEGAL COSTS

Each party to bear their own costs.

EPC

To be provided.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000/07860 504620

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

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;
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