



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



**2 STOREY BUSINESS UNIT
3,787 SQ. FT. (351.82 M²)**

FOR SALE/TO LET



01634 668000
watsonday.com

LOCATION

The property is situated within Phase II of the Riverside Estate on the Medway City Estate, Rochester. There is 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 unit comprises a 2 storey business unit constructed in the late 1980's. Salient features:-

- Access via double glazed personal door
- Ground floor office and workshop area accessed via a double loading door
- First floor open plan offices
- Offices have been fitted with carpet tiles and Cat 2 lighting
- Male & female WCs
- Kitchen
- Block paved parking areas providing 6 allocated car parking spaces
- Views over the River Medway

ACCOMMODATION

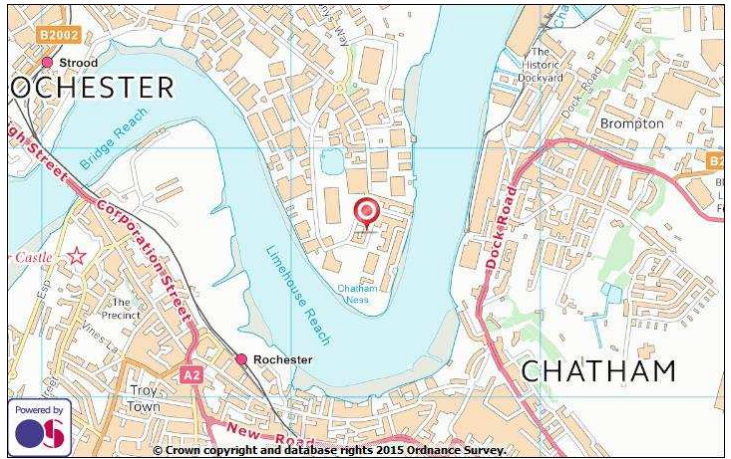
Ground Floor	1,997 sq. ft.	(175.31 m ²)
First Floor	<u>1,900 sq. ft.</u>	<u>(176.51 m²)</u>
Total	3,787 sq. ft.	(351.82 m²)

PURCHASE PRICE

£375,000 for the long leasehold interest

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

LOCATION PLAN



TERMS

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

RENT

£32,500 per annum exclusive.

VAT

We are advised VAT will be payable.

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 £17,750.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (75). An Energy Performance Certificate is available to view upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

kevindempster@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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