

**14 ROCHESTER TRADE PARK, MAIDSTONE ROAD,  
ROCHESTER AIRPORT ESTATE, ROCHESTER, KENT ME1 3QY**



**MODERN WAREHOUSE UNIT WITH HIGH  
SPECIFICATION OFFICES  
2,083 SQ. FT. (193 M<sup>2</sup>)**

**FOR SALE  
(999 YEAR LEASEHOLD INTEREST)**



**01634 668000**  
**watsonday.com**

## LOCATION

The development is prominently situated on the Maidstone Road, just south of Rochester town centre and 1 mile north of Junction 3 of the M2 motorway and 5 miles north of Junction 6 of the M20 motorway. The development forms part of the established Rochester Airport Estate. It is therefore well placed for access to the Channel Tunnel, Medway towns and Junction 2 of the M25 motorway which is 15 miles to the west.

## DESCRIPTION

The unit comprises an end terraced warehouse unit with a high specification of offices to the ground and first floors constructed in 2006. Salient features:-

- 4.5 metre high electrically operated goods loading door
- Separate personnel door
- Eaves height to the store area is approx. 7.1 metres
- Ground floor entrance, meeting room & WC areas
- 1<sup>st</sup> floor office with kitchen and further storage area
- 3 allocated parking spaces together with goods loading area

## ACCOMMODATION (GIA)

Ground floor storage	369 sq. ft.	(34 m <sup>2</sup> )
Ground floor office /WC	812 sq. ft.	(75 m <sup>2</sup> )
First floor office & kitchen	782 sq. ft.	(73 m <sup>2</sup> )
First floor store	120 sq. ft.	(11 m <sup>2</sup> )
Total	2,083 sq. ft.	(193 m <sup>2</sup> )

## PURCHASE PRICE

£395,000 for the 999 year 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



## VAT

We are advised the sale will attract VAT.

## 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 £17,500.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band C (61). 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:

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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