

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



**INDUSTRIAL/WAREHOUSE UNIT  
2,215 SQ. FT. (206 M<sup>2</sup>)  
FOR SALE (VIRTUAL FREEHOLD)**

## 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:-

- 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
- Potential to add first floor office (at tenant's cost)

## ACCOMMODATION

The unit has the following gross internal area:-

Ground Floor	2,215 sq. ft.	(206 m <sup>2</sup> )
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## PURCHASE PRICE

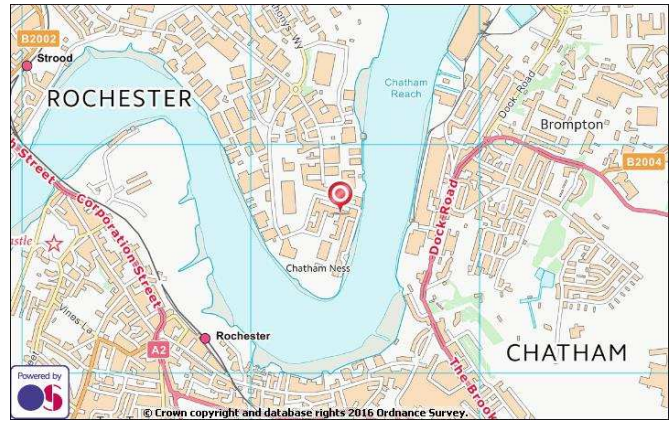
£275,000 for the long leasehold interest.

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.

## VAT

We are advised the property is not elected for VAT and therefore VAT will not be payable.

## LOCATION PLAN



## 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 currently the unit is jointly assessed with Unit 29. The current entry in the Rating List is Rateable Value £23,750.

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

An Energy Performance Certificate has been commissioned.

## VIEWING

Strictly via appointment with the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

**01634 668000**

**Kevin Dempster**

**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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