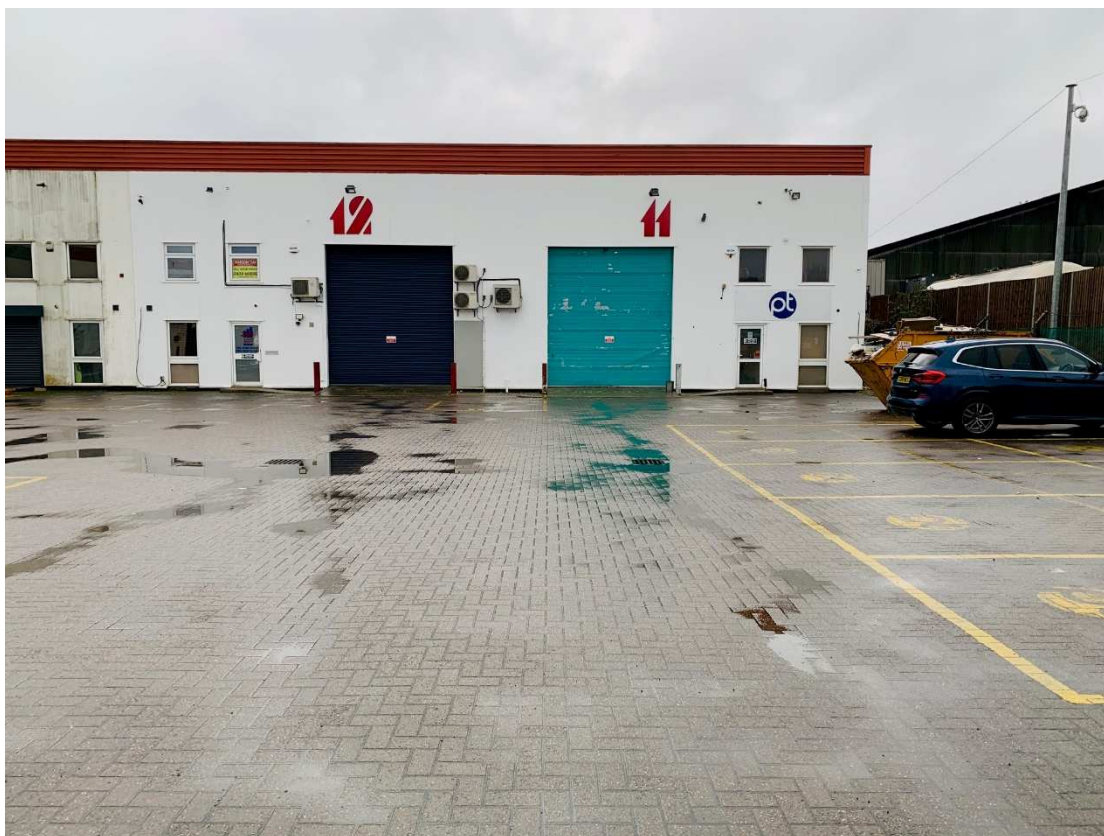




12 HENLEY BUSINESS PARK, TRIDENT CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4ER



**LIGHT INDUSTRIAL/WAREHOUSE UNIT
2,518 SQ. FT. (234 M²)
EXTENSIVE FIRST FLOOR OFFICES
2,498 SQ. FT. (232 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

The premises are located within Henley Business Park at Trident Close on the Medway City Estate. This is an established commercial area where in excess of 2 million sq. ft. of space has been constructed.

There is excellent access from the Medway City Estate via the A289 Wainscott Bypass and Medway Tunnel which give dual carriageway access to both Junctions 1 & 4 of the M2 motorway.

DESCRIPTION

The property comprises a mid terraced light industrial/warehouse unit with extensive first floor offices. Salient features include:-

- Ground floor storage
- 2.4 m clear height
- Manually operated goods door (2.85 m wide x 3.85 m high)
- Separate personnel door
- WC
- Offices to entire first floor
- Allocated car parking spaces

ACCOMMODATION

| | | |
|----------------------|---------------|-----------------------|
| Ground floor storage | 2,518 sq. ft. | (234 m ²) |
| First floor offices | 2,498 sq. ft. | (232 m ²) |

LEASE

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

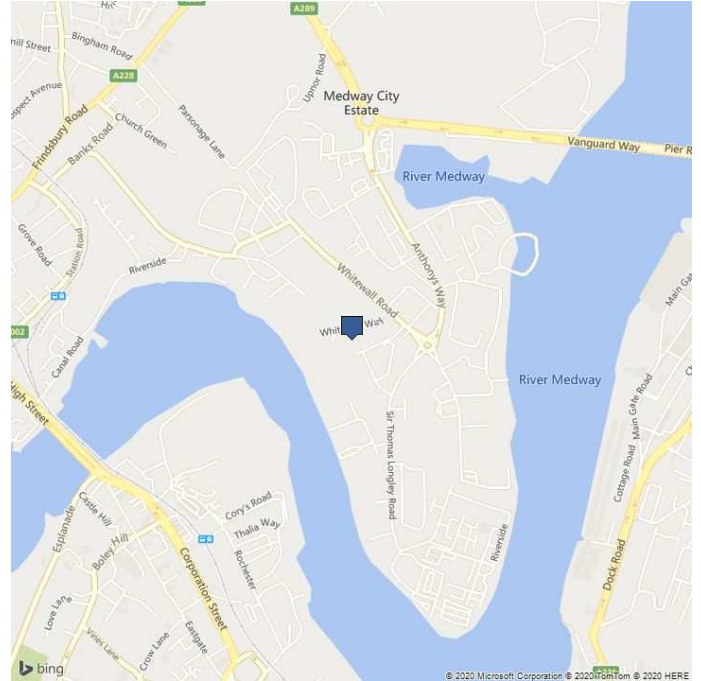
RENT

£29,500 per annum

VAT

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

LOCATION PLAN



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

The current entry in the Rating List 2017 is Rateable Value £16,750.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (6) and is valid until 02.04.2030. A copy of the Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

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

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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