



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



WAREHOUSE/LIGHT INDUSTRIAL UNIT
1,313 SQ. FT. (122 M²)
TO LET
(UNIT 1 ALSO AVAILABLE)



01634 668000
watsonday.com

LOCATION

The premises are situated within the Riverside Estate, at Sir Thomas Longley Road on the Medway City Estate. This is an established industrial and commercial area where in excess of 2 million sq. ft. of office and industrial/warehouse accommodation has been constructed over the last 20 years.

The town of Strood is to the north west forming the western part of the Medway Towns conurbation with a population in excess of 250,000. There is direct access via a dual carriageway to Junction 1 M2 and via the Medway Tunnel to Junction 4 M2. From here the remainder of the National Motorway Network including the M25 and Channel Ports are all accessible.

DESCRIPTION

The premises comprise an adjoining warehouse/light industrial unit of steel framed construction with profiled metal sheeting to the roof & rear elevations. Salient features as follows:-

- Electrically operated goods loading door
- Separate personal door
- Main services including 3 phase electricity
- WC facilities
- Allocated car parking

ACCOMMODATION

The property has the following gross internal area:-

Unit 2		
Ground Floor	1,313 sq. ft.	(122 m ²)
Total	1,313 sq. ft.	(122 m²)

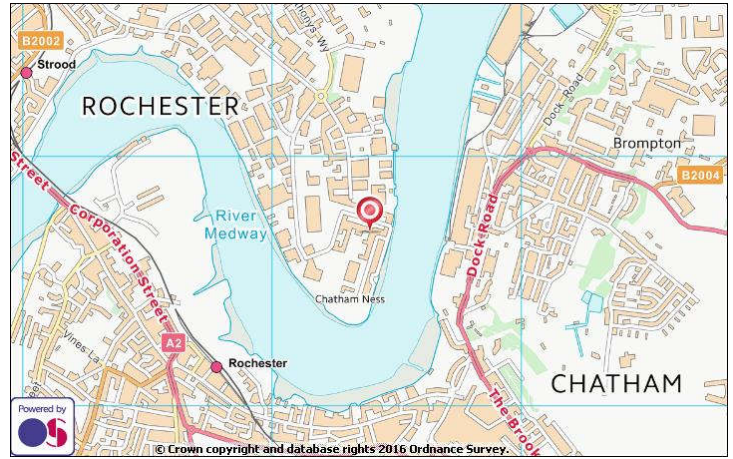
LEASE

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

RENT

Unit 2	£13,130 per annum exclusive
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LOCATION PLAN



SERVICE CHARGE

A service charge is levied to cover maintenance of common parts of the estate. Details available upon request.

BUSINESS RATES

The property is assessed for business rate purposes at present as a single unit (Units 1 & 2 combined) as follows:-

Warehouse & Premises £31,000

Interested parties are advised to contact Medway Council on 01634 306000 with regards to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The units have been assessed as follows:-
Unit 2 Band D (84) Expires 14.09.2030
Energy Performance Certificate is available to view upon request.

VIEWING

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000
Nick Threlfall

HARRISONS CHARTERED SURVEYORS

01634 265900
Jonathan Creek

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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