

SUITE 1, UNITS 4/5 AJA BUSINESS CENTRE, LAKER ROAD, ROCHESTER, KENT ME1 3EZ



**OFFICE SUITE
TO LET ON FLEXIBLE LICENCE
TERMS**

155 SQ. FT. (14.4 M²)

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The unit occupies an excellent position immediately adjacent to the junction of the Maidstone Road B2097 with Laker Road. Junction 3 M2 is only 1 mile distant whilst Junction 6 M20 is 5 miles to the south. There is direct access into Maidstone the County Town and the Medway Towns conurbation. The unit forms part of the established Rochester Airport Estate with surrounding occupiers including Booker Cash & Carry, Payless Builders Merchants and Rochester Health Club. The units are therefore very well placed for access to the Channel Tunnel and Medway Towns. Junction 2 of the M25 is 15 miles to the west.

DESCRIPTION

The suite comprises part of the first floor of a two storey business unit. It is self-contained with its own telephone line etc. All utilities and services will be available and included in the rental as will business rates. There are WC facilities and a shared kitchen area. The suite will be allocated one car parking space to the front of the building.

ACCOMMODATION

Suite 1 155 sq. ft. (14.4 m²)

LOCATION PLAN



TERMS

Our client is seeking to let the suite on an all inclusive basis to include rental, electricity, business rates etc. A licence will be for a period of 6 months and will be in a standard form available at our client's offices immediately opposite the available suites. Rental will be monthly in advance and a sum of one month's rental will be held as deposit, returnable at the end of the tenancy. Immediate occupation can therefore be granted.

RENT

£310 per calendar month exclusive.

EPC

The property has been rated Band C (73) and is valid until 12.06.2022. An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
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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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