

**D12 LAKESIDE PARK, NEPTUNE CLOSE,
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4LT**



**MID TERRACED LIGHT
INDUSTRIAL/WAREHOUSE UNIT**

2,318 SQ. FT. (215.3 M²)

TO LET



01634 668000
watsonday.com

LOCATION

Lakeside Park is located off Neptune Close on the Medway City Estate, an established industrial and commercial area where some 2 million sq. ft. of accommodation has been developed since 1986. There is good access to Junctions 1 & 4 of the M2 motorway via the Medway Towns Northern Relief Road and the Medway Tunnel. The M2 in turn gives good access to the M25 and London orbital motorway to the west and the channel ports to the east.

DESCRIPTION

The unit comprises a mid terraced light industrial/warehouse unit. Salient features:-

- Good natural light
- Male & female WCs
- First floor office
- Eaves height 5.67 metres
- Access via sectional up & over door
- Hot air blower to main production area
- Central heating radiators to office areas
- Dedicated forecourt parking/loading area

ACCOMMODATION

The property comprises the following, with approximate dimensions (areas are gross internal):-

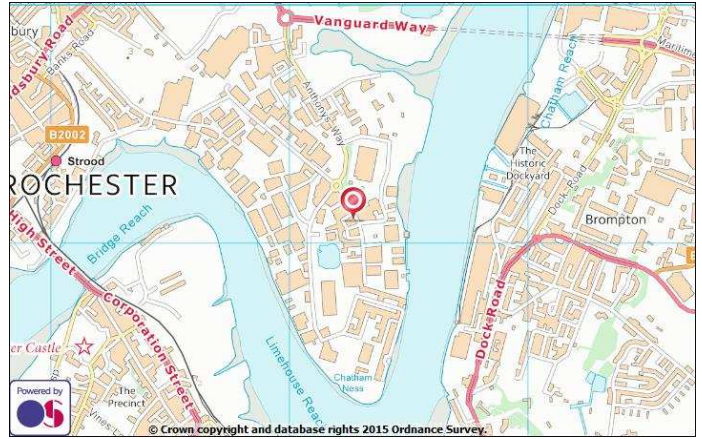
Ground Floor warehouse	2,080 sq. ft.	(193 m ²)
First Floor Office/Mezzanine	238 sq. ft.	(22 m ²)
Total	2,318 sq. ft.	(215 m²)

TERMS

The property is to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£27,816 per annum exclusive.



BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £13,750.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

LEGAL COSTS

Each party to bear their own costs.

EPC

The property has been rated Band D (94). An Energy Performance Certificate is available upon request.

VIEWING

By appointment with the joint agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

Kevin Dempster

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CAXTONS

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

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
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