

TO LET/FOR SALE

A development of 12 Warehouse/Industrial units with immediate access to M2 and close to M20/M26/M25 Motorways.



FREEHOLD/
LEASEHOLD
UNITS
AVAILABLE
Q4 2018



M2M PARK | MAIDSTONE ROAD | ROCHESTER | ME1 3RX

Chancerygate^c



Images of other speculative developments carried out by Chancerygate



Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 35% decrease in CO₂ emissions over 2010 Buildings Regulations. As a result occupation costs to the end user will be reduced.

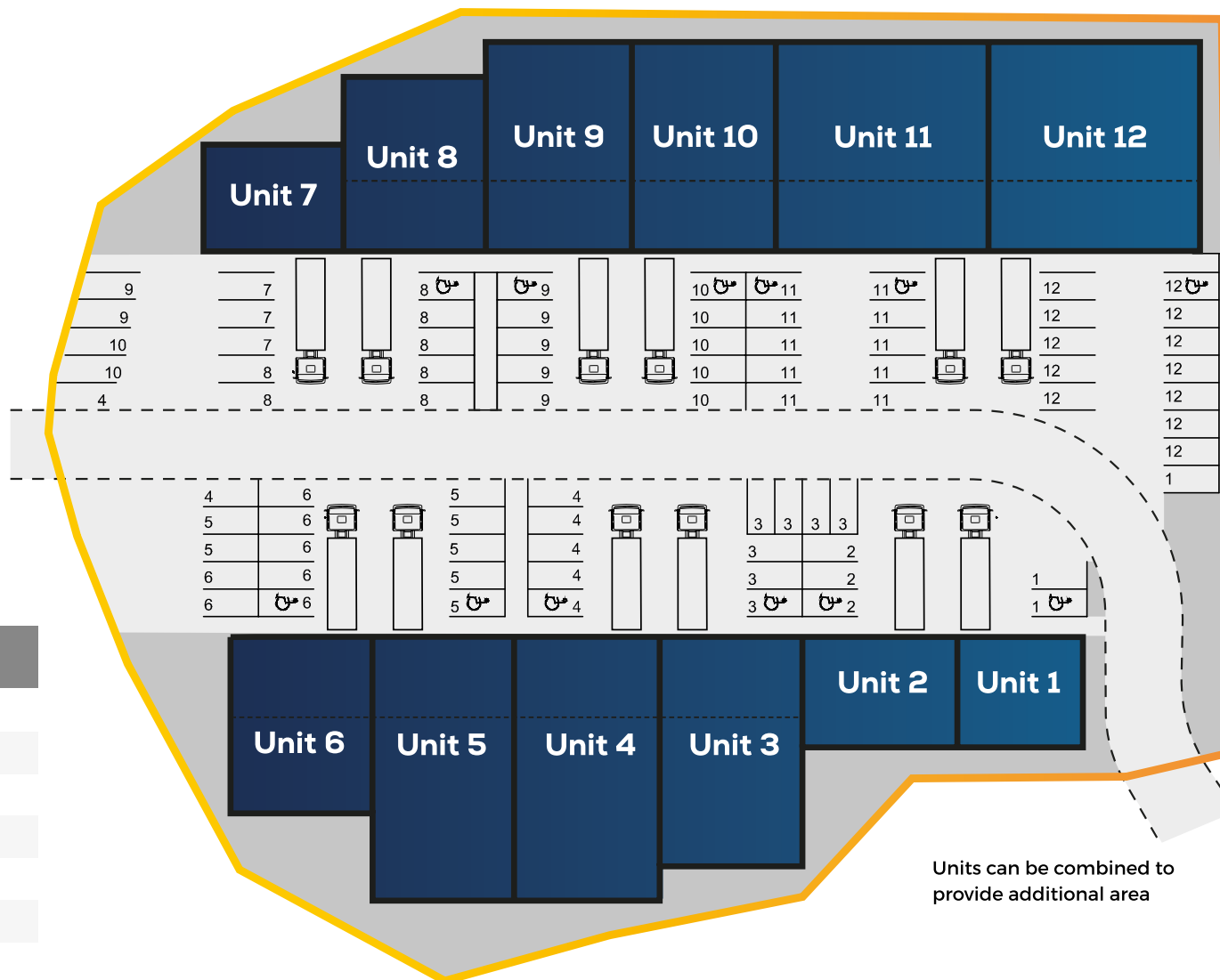
The green initiatives will include:

- Photovoltaic Panels
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking

Accommodation

Unit	Size (sq ft)	Size (sq m)	Mezzanine
1	1,375	128	N/A
2	1,375	128	N/A
3	3,600	334	30%
4	4,150	386	25%
5	4,000	372	25%
6	2,975	276	30%
7	1,300	121	N/A
8	3,000	279	30%
9	3,475	323	25%
10	3,400	316	25%
11	5,075	471	25%
12	5,075	471	25%
TOTAL	38,800	3,605	

*Areas are approximate on a GEA basis



Units can be combined to provide additional area

Specification

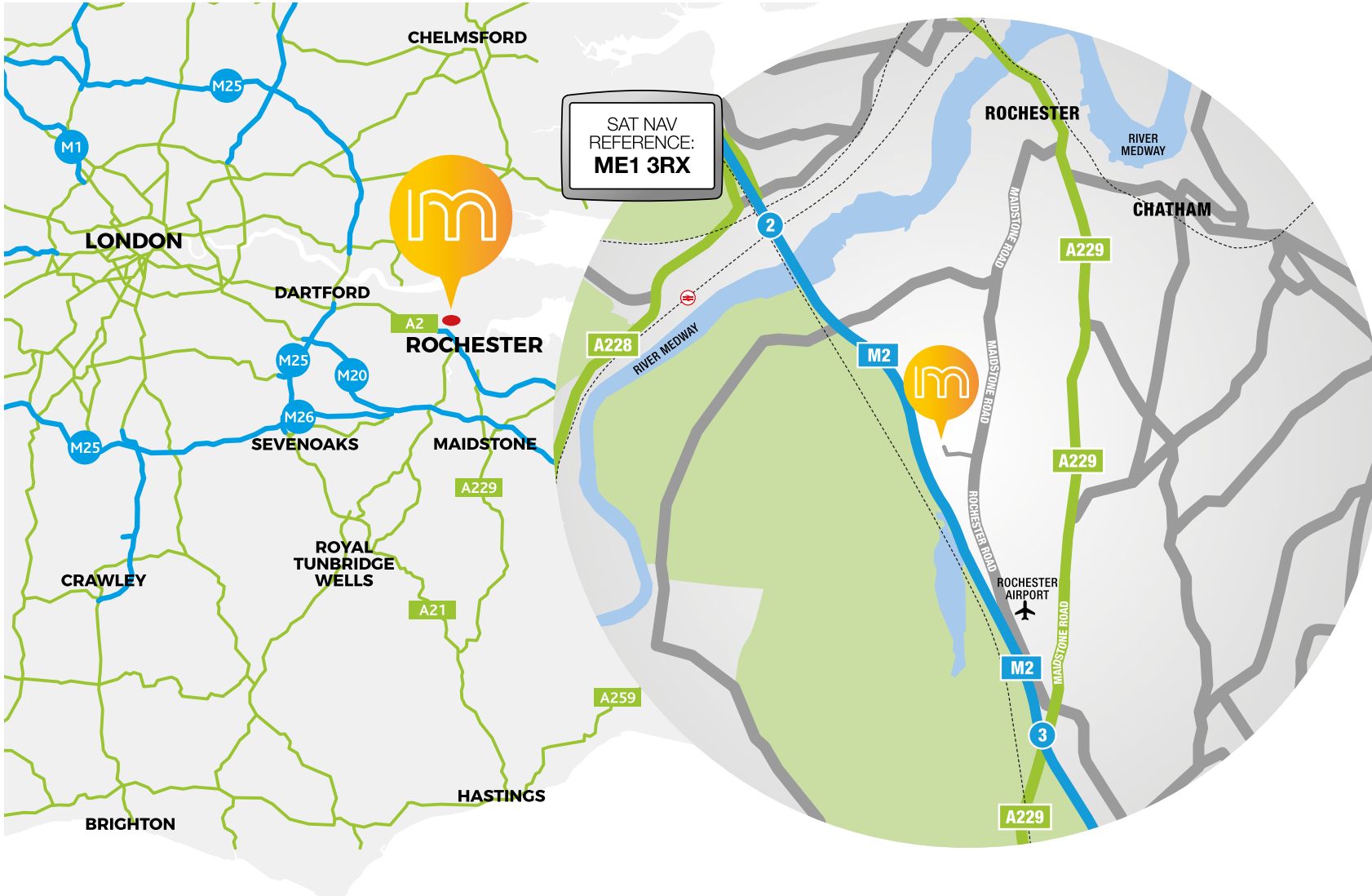
- First floors for additional storage or fitting out as offices
- Full height electric loading doors
- 37.5kN per sq m floor loading
- Generous eaves height across all units
- 15% warehouse roof lights
- Units can be combined
- EPC A/BREEAM Very Good

Planning Use

B1(c), B2 and B8 uses

Terms

The units are available to let or for sale.



Location

M2M Park is located just off J3 M2 immediately opposite the Rochester Airport Industrial Estate. The A229 provides direct access to J6 M20. The M2 and M20 provide easy access to the M25 to the West and Cross Channel services in Dover/Folkestone to the East. Mainline and High Speed 1 rail services are available from Rochester station to London St Pancras in a journey time of approximately 40 minutes.

Travel Distances

Junction 3 M2	1.5 miles	Maidstone	8 miles
Junction 2 M2	5 miles	Dartford	18 miles
Gillingham	5 miles	Sevenoaks	21 miles

More information available through the joint marketing agents:



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Another development by:

Chancerygate

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. November 2017.

M2M PARK
MAIDSTONE ROAD, ROCHESTER, KENT ME1 3RX
SUBJECT TO CONTRACT & PLANNING

Building/Unit No	Size/Area		Quoting rent per annum exclusive	Quoting price exclusive of VAT	Status
	Sq. Ft.	M ²			
Unit 1	1,375	128	£18,000	£260,000	Under Offer
Unit 2	1,375	128	£18,000	£260,000	Under Offer
Unit 3	3,600	334	£40,000	£560,000	Under Offer
Unit 4	4,150	386	£46,000	£645,000	Available Q4 2018
Unit 5	4,000	372	£44,000	£620,000	Under Offer
Unit 6	2,975	276	£33,000	£460,000	Under Offer
Unit 7	1,300	121	£17,000	£250,000	Under Offer
Unit 8	3,000	279	£33,000	£465,000	Under Offer
Unit 9	3,475	323	£38,000	£540,000	Available Q4 2018
Unit 10	3,400	316	£37,500	£530,000	Available Q4 2018
Unit 11	5,075	471	£56,000	£785,000	Under Offer
Unit 12	5,075	471	£56,000	£785,000	Under Offer

Notes:

- This sheet accompanies the particulars/brochure for the above property and interested parties should refer to both documents for full information.
- **Lease/Rent** – this assumes a 10 year, full repairing and insuring lease to a tenant of acceptable financial status.
- **VAT** – all rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.
- **Service Charge** – this may be payable for the maintenance of the common parts of the Estate. Full details are available upon request.
- **Rates** – interested parties must confirm the Rateable Value with the relevant local authority.
- **For Further Information** or to arrange an inspection please contact Kevin Dempster or Richard Turnill on 01634 668000 or email kevindempster@watsonday.com or richardturnill@watsonday.com or the joint agents Altus Group.
- 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.