



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



**WATERFRONT OFFICE/B1 UNIT
3,804 SQ. FT. (353.4 M²)**

**FOR SALE
(VIRTUAL FREEHOLD)**



**01634 668000
watsonday.com**

LOCATION

The premises are situated on the waterfront within the Riverside Estate on the Medway City Estate, Rochester, an established industrial and commercial area where some 2 million sq. ft. of accommodation has been developed since 1986. There is good access to the M2 motorway via the Medway Towns Northern Relief Road and Medway Tunnel. The M2 in turn gives access to the M25 London Orbital Motorway to the west and the Channel ports/tunnel to the east.

DESCRIPTION

The unit comprises a modern purpose built 2 storey business unit. Salient features:-

- Ground floor comprises storage area, offices, kitchen & WC
- To the first floor there are further office areas
- Benefits from suspended ceiling with concealed lighting to first floor
- Heating via a gas fired radiator system
- Access via double glazed personal door
- Double loading door to the storage area
- On site parking
- River views

ACCOMMODATION

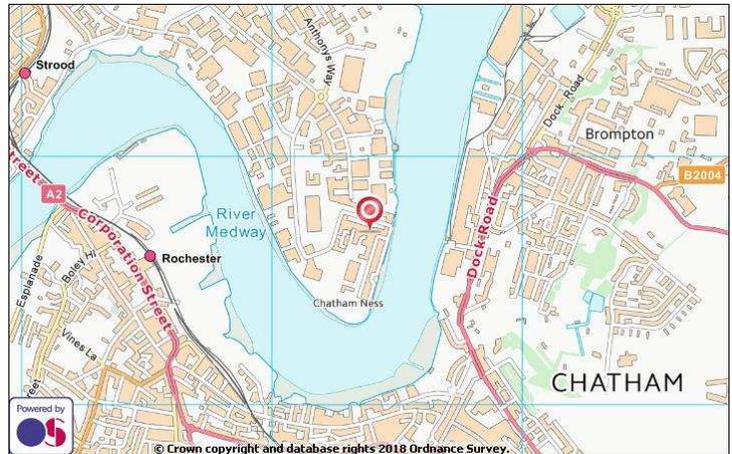
The approximate gross internal area is as follows:-

Ground Floor	1,905 sq. ft.	(177.0 m ²)
First Floor	1,899 sq. ft.	(176.4 m ²)
Total	3,804 sq. ft.	(353.4 m²)

PURCHASE PRICE

£350,000 for a leasehold interest for a term of 999 years from 20th February 1989 at a peppercorn rent.

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.



VAT

We understand the property is not elected for VAT and therefore VAT will not be payable on the purchase price.

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

We understand from the VOA website that the current entry in the Rating List for the property is Rateable Value £23,500.

POSSESSION

The property is currently let but the tenant wishes to relocate and has indicated that they will surrender their lease so the building can be sold with vacant possession.

FITTINGS

The current occupier has indicated that furniture and fittings may be available by separate negotiation.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (64). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

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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