



TWO ADJOINING WAREHOUSE/LIGHT INDUSTRIAL UNITS TO LET (INDIVIDUALLY OR COMBINED)

1,308 - 5,437 sq ft (121.51 - 505.10 sq m) LEASEHOLD

**1 & 2 RIVERSIDE, SIR THOMAS LONGLEY ROAD,
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4DP**

www.harrisons.property

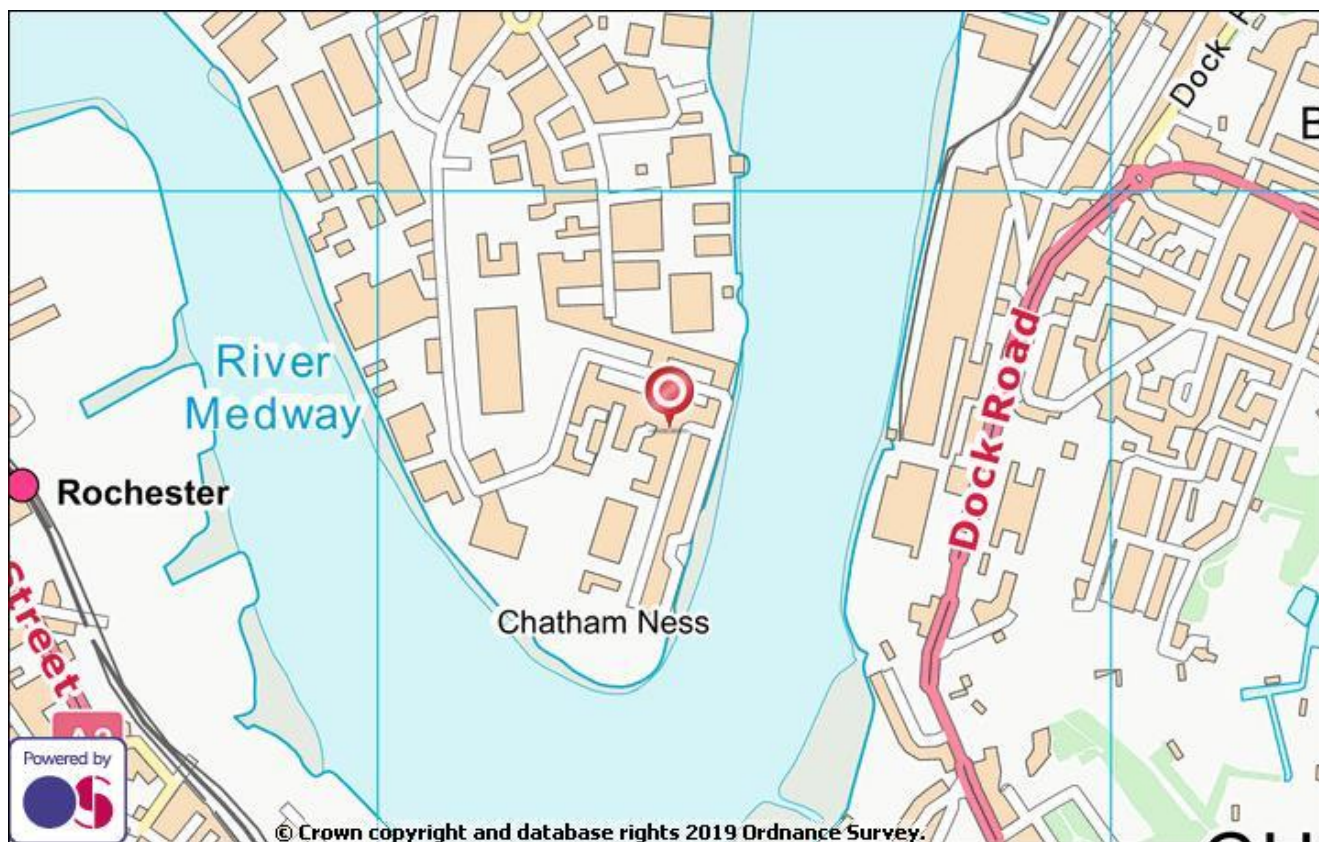
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



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. From here the remainder of the National Motorway Network, including the M25 and Channel Ports, are all accessible.



DESCRIPTION:

The premises comprise two adjoining warehouse/light industrial units of steel framed construction with profiled metal sheeting to the roof and rear elevations. Salient features as follows:

- Goods loading doors
Separate personnel doors
Mains services including 3 phase electricity
WC facilities
Ground floor and first floor office area to Unit 1
Allocated car parking

ACCOMMODATION:

The property has the following gross internal areas:

Unit 1

Ground floor unit:	2,626 sq ft	(244.00 sq m)
Ground floor & first floor offices:	1,503 sq ft	(139.63 sq m)
TOTAL:	4,129 sq ft	(383.63 sq m)

Unit 2

Ground floor:	1,308 sq ft	(121.5 sq m)
---------------	-------------	--------------

www.harrisons.property

TERMS:

Our client currently holds a 10 year full repairing and insuring lease from the 13th December 2015 at a rent of £35,000 per annum. The lease contains a provision for a rent review at the 5th year (13th December 2020). The tenant has the ability to break from the lease on the 13th December 2020) with at least 6 months' prior written notice.

Our clients are seeking to assign their leasehold interest and will consider sub-letting individual units at a rent to be agreed. Alternatively a new lease may be available direct from the landlord of each individual unit or both together - terms on application.

RENT:

£35,000 per annum.

SERVICE CHARGE:

A service charge is levied to cover maintenance of common parts of the estate.

LEGAL COSTS:

Ingoing tenant to be responsible for the landlord's and outgoing tenant's legal costs.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Warehouse & Premises
Rateable Value: £31,000 (units 1 & 2)

Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is awaited.

VIEWING:

Mr Jonathan Creek
01634 265 900
jcreek@harrisons.property

Ref: 14/08/19 / SP / 3262

N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

www.harrisons.property



IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
- 6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.
- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

www.harrisons.property

Medway Office: Oasis House, 3 Ambley Green, Gillingham Business Park, Gillingham ME8 0NJ
info@harrisons.property | T: 01634 265900 | F: 01634 265930
Maidstone Office: 6 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ
info@harrisons.property | T: 01622 692144 | F: 01622 692155

