Pelican View Business Park
ROCHESTER, KENT ME1 3YN

TO LET

New trade counter / warehouse units

NOW COMPLETED

Screwfix Phase in occupation

Phase 1 from 3,888 sq ft – 11,676 sq ft
Available Now

Phase 2 from 2,500 sq ft – 10,000 sq ft
Location

Pelican View is in an established and popular location adjacent to the B2097 Maidstone Road, Rochester and approximately 1.5 miles north of the M2 motorway (junction 3). There is good access via the A229 to M20 (junction 6) and Maidstone. In turn there is good access to the national motorway network and the Kent channel ports and Eurotunnel.
Description

- Prominent roadside location
- Clear span portal frame
- Future proofed for mezzanine floor construction
- Ample yard area
- Sectional loading doors 6m x 4m
- Allocated car parking
- 7.5m eaves height
- 7m clear to haunch
- Capped services including BT fibre
- “A” rating EPC
Accommodation

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq Ft</th>
<th>Sq M</th>
<th>Let to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 6</td>
<td>3,893</td>
<td>361.7</td>
<td>Screwfix</td>
</tr>
<tr>
<td>Unit 7</td>
<td>3,895</td>
<td>361.8</td>
<td></td>
</tr>
<tr>
<td>Unit 8</td>
<td>3,888</td>
<td>361.2</td>
<td></td>
</tr>
<tr>
<td>Unit 3</td>
<td>6,470</td>
<td>601.1</td>
<td></td>
</tr>
<tr>
<td>Unit 4-5</td>
<td>2,762</td>
<td>256.6</td>
<td>Screw Electrical</td>
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</tbody>
</table>

Units 4-5 let to Screwfix Electrical Contractors Ltd.
Units 1-3 let to Screwfix
Terms
The units are available on new full repairing and insuring leases.

Business Rates
Available on request.

Service Charge
A service charge will be payable in respect of the common parts.

EPC
The buildings have an "A" rating.

Legal Costs
Each party will be responsible for their own legal costs incurred in this transaction.

VAT
All figures quoted are exclusive of VAT.

Viewing and Further Information
Please contact the joint sole agents:

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