

**UNIT B5/B6 MEDWAY VALLEY PARK, SAXON PLACE,
STROOD, ROCHESTER, KENT ME2 2JU**

*** TO BE REFURBISHED ***



**MODERN
WAREHOUSE/INDUSTRIAL UNIT
ONLY 1 MILE FROM J2, M2**

**19,829 SQ. FT. (1,842 M²)
32 METRE CLEAR LOADING AREA**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
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LOCATION

The property is located in Saxon Place within the established Medway Valley Park, Strood. This forms part of the Medway Towns which also include Rochester, Chatham and Gillingham, located within 30 miles south east of London.

Strood benefits from close proximity to the M2 motorway with the subject property being located within 1 mile of J2, M2 and 7 miles from J4, M20. The M2/A2 provides access to J2, M25.

DESCRIPTION

The property comprises the left hand end 2 bays in a terrace of modern warehouse units. The unit is of steel portal frame construction with a brick base and profile cladding under a pitched sheet roof. Salient features include:-

- Two goods loading doors
- Eaves height 7 metres (6 metres clear to haunch)
- First floor offices and self-contained WC facilities
- Very deep (32 metres) goods access yard and substantial car parking

ACCOMMODATION

The accommodation and the approximate gross internal floor areas are as follows:-

| | | |
|---------------------|-----------------------|------------------------------|
| Ground Floor | 17,798 sq. ft. | (1,653 m ²) |
| First Floor Offices | 2,031 sq. ft. | (189 m ²) |
| Total | 19,829 sq. ft. | (1,842 m²) |

TERMS

A new full repairing and insuring lease is available for a term to be agreed.



RENT

£168,550 per annum exclusive.

SERVICE CHARGE

A service charge is levied by the landlord that covers the cost of maintenance of the estate.

BUSINESS RATES

According to the Valuation Office Agency website the current Rateable value for 2018/18 is £124,000.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has an EPC rating of D (79). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

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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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