



2 STOREY BUSINESS UNIT ON THE WATERFRONT

6,540 sq ft (607.57 sq m)

FOR SALE OR TO LET

**55-56, RIVERSIDE ESTATE, SIR THOMAS LONGLEY ROAD,
MEDWAY CITY ESTATE, ROCHESTER ME2 4DP**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The building is situated within Phase 2 of the Riverside Estate on Medway City Estate, Rochester with access from the Medway City Estate to either Jct. 1 M2 motorway via the Wainscott Northern Bypass or to Jct. 4 M2 via the Medway Tunnel Gillingham Northern Link Road and the A289 Hoath Way.

The M2 provides access to the M25 motorway, the national motorway network, London, the Channel Tunnel Terminal and the Port of Dover.

Rochester and Strood both have the benefit of mainline railway stations which benefit from high speed trains to the capital.



DESCRIPTION:

The unit comprises of a 2-storey detached business unit, located directly on the waterfront with the following features:

- Acces via double glazed personnel door
- Ground floor offices and storage area, access via double loading doors
- First and ground floor offices and reception area
- Gas fired central heating
- Suspended ceilings with concealed lighting
- Separate male and female WC facilities on both floors
- Kitchen facilities on both floors
- Block paved parking area providing car parking spaces (numbers to be confirmed)
- Superb river views

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ACCOMMODATION:

All areas approximate gross internal

Ground Floor: 3,270 sq ft (303.75 sq m)

Separate male and female WC facilities
Entrance lobby, internal partitioning
Kitchen
Storage areas with loading doors

First Floor: 3,270 sq ft....(303.75 sq m)

Separate male and female WC facilities
Entrance lobby, internal partitioning
Kitchen area
Storage area

TOTAL: 6,540 sq ft....(607.50 sq m)

TERMS:

The sale of the long leasehold or to let on a new full repairing and insuring lease.

PRICE: Upon application (for the long leasehold interest)

RENT: £58,860 per annum exclusive

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

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:	Business Unit & Premises
Rateable Value:	£40,000
UBR in £:	50.1p

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.
The EPC for this property can shortly be downloaded from Harrisons website.

VIEWING:

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Ref: 02/12/19 / SP / 3281

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



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