



2 STOREY AIR CONDITIONED BUSINESS UNIT TO LET

1,981 sq ft (184.03 sq m)

LEASEHOLD/LONG LEASEHOLD

**87 RIVERSIDE ESTATE, SIR THOMAS LONGLEY ROAD, MEDWAY CITY
ESTATE, ROCHESTER, KENT ME2 4BH**

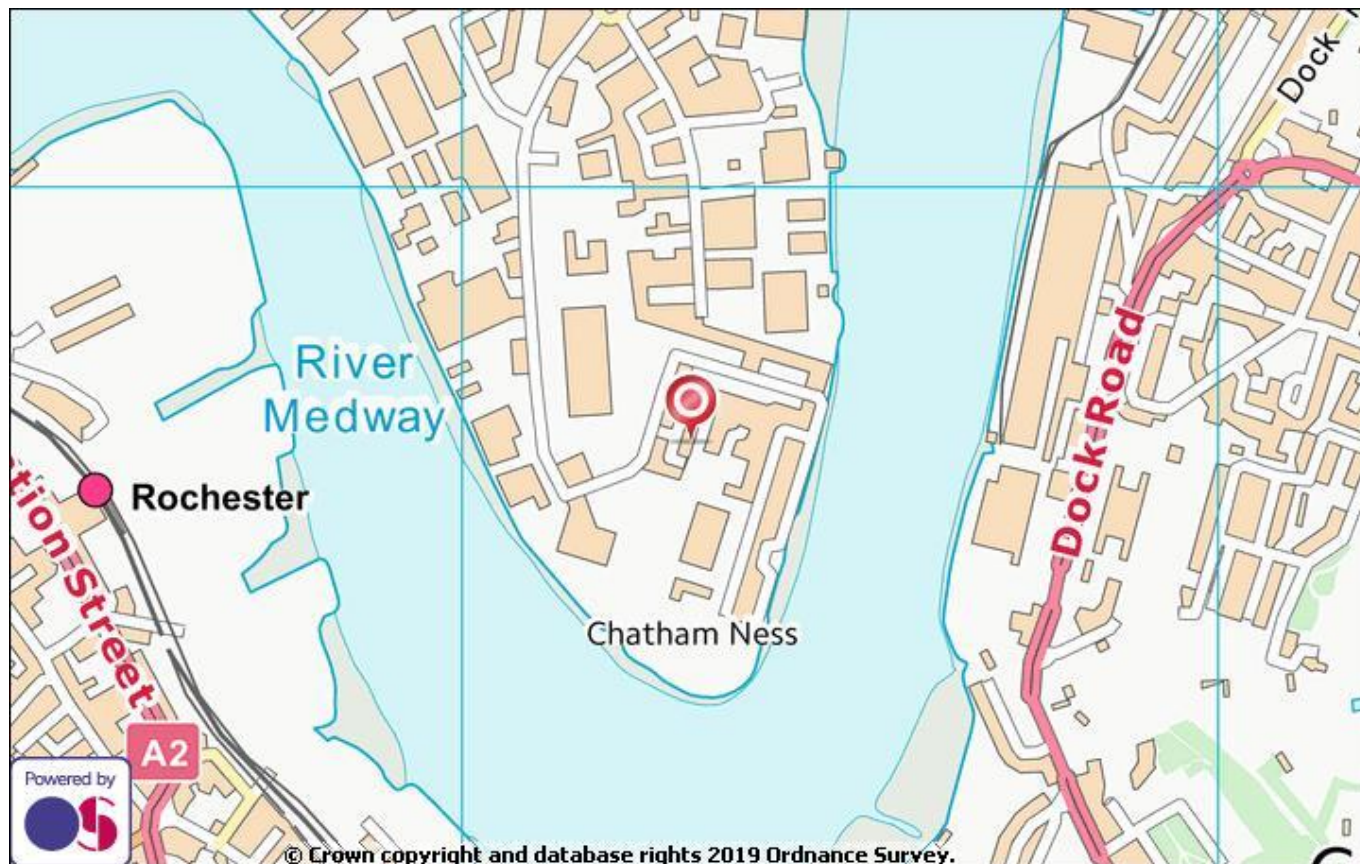
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LOCATION:

The property is situated within Phase 3 of the Riverside Estate on the Medway City Estate, Rochester. The roundabout junction of Anthonys Way, the principal distributor road within the Medway City Estate with the entrance road to the Medway Tunnel and the A228, Wainscott Northern Bypass, is situated approximately 0.6 miles (1 km) to the north. There is direct dual carriageway access from the Medway City Estate to Junction 1 of the M2 motorway/the A2 and to Junction 4 of the M2.



DESCRIPTION:

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

- Ground floor comprises an open plan office together with 2 internal offices and 2 separate WCs.
- To the first floor there is a further open plan office area.
- Benefits from suspended ceiling with recessed lighting.
- Air conditioning to both floors.
- Heating via a gas fired radiator system.
- Sealed double glazed windows.
- Carpeting to office areas.
- CCTV and door entry key pad system.
- 2 car parking spaces immediately to the front and 1 in the corner of the car park, adjacent to the building.

ACCOMMODATION:

The approximate gross internal area is as follows:

Ground floor:	989 sq ft	(91.87 sq m)
First floor:	992 sq ft	(92.15 sq m)
TOTAL	1,981 sq ft	(184.02 sq m)

TERMS:

The property is available to let on a new full repairing and insuring under-lease for a term to be agreed.

Alternatively the property is available to purchase a long leasehold.

RENT:

£17,850 per annum

£250,000 for the long leasehold

VAT:

We understand that the property is not elected for VAT and therefore VAT will NOT be charged.

SERVICE CHARGE:

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

LEGAL COSTS:

Each party to bear their own 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: Business Unit & Premises

Rateable Value (2017): £12,000

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

EPC:

The property has been rated band D(85)

The Energy Performance Certificate can be downloaded from the Harrisons website.

VIEWING:

Mr Jonathan Creek

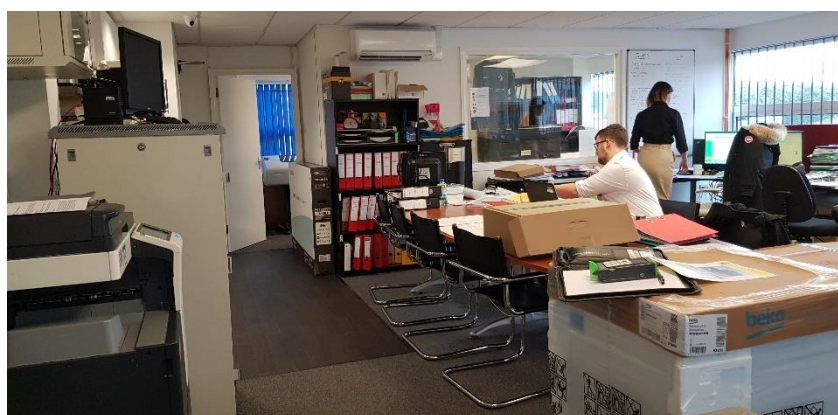
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Ref: 11/04/19 / SP / 1586

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

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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.

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