



**OFFICES ON GROUND AND FIRST FLOOR  
TO LET 3 CAR SPACES**

**1,652 sq ft (153.6 sqm)**

**TO LET**

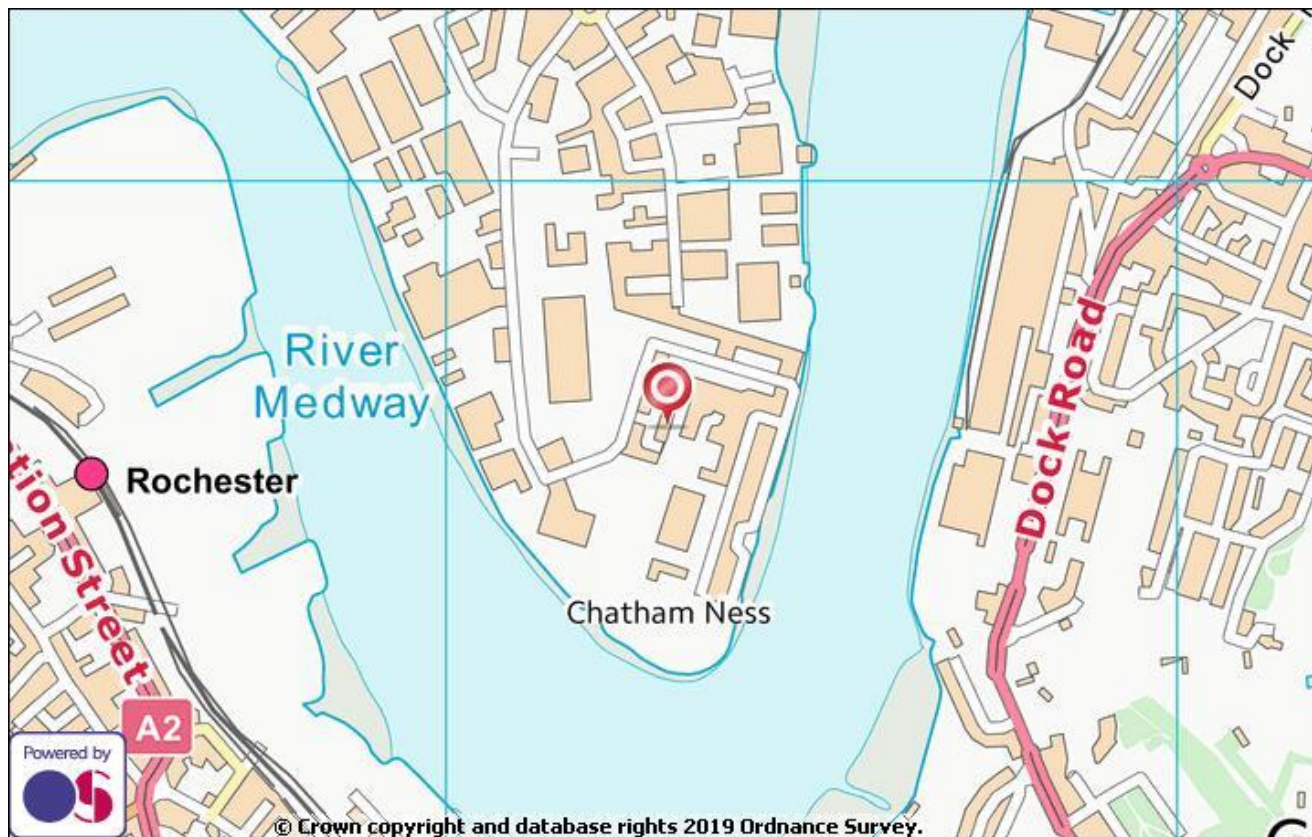
**69 RIVERSIDE 3, SIR THOMAS LONGLEY ROAD, MEDWAY CITY ESTATE,  
ROCHESTER, KENT ME2 4BH**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

## 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 end of terrace 2 storey business unit.

- Ground floor currently comprises 4 offices, kitchen and 2 wc's.
- First floor open plan office with windows on front, flank and rear elevations.
- Suspended ceiling with recessed fluorescent lighting.
- Gas fired central heating.
- Sealed double glazed windows.
- Fully refurbished carpeting to office areas.
- CCTV and door entry key pad system.
- 3 car parking spaces with an overflow car park at the end of the road.

## ACCOMMODATION:

The approximate gross internal area is as follows:

Ground floor:	780 sq ft	( 72.6 sq m)
First floor:	872 sq ft	( 81.0 sq m)
<b>TOTAL</b>	<b>1,652 sq ft</b>	<b>(153.6 sq m)</b>

Please note that the adjoining unit is also available providing a further 569 sqft (52.8 sqm) + 3 car parking spaces.

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## **TERMS:**

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

## **RENT:**

£14,400 per annum, payable monthly in advance.

## **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. Details of the current Service Charge are awaited.

## **GROUND RENT:**

Ground Rent details awaited.

## **LEGAL COSTS:**

Each party to bear their own legal costs if any.

## **PLANNING & BUILDING REGULATIONS:**

It is the responsibility of the 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 letting.

## **BUSINESS RATES:**

Description: Business Unit & Premises  
Rateable Value: £12,000  
UBR in £: Potentially nil if this is the tenant's only business premises.  
Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable and any available discounts.

## **EPC:**

The property has been rated band D(82)  
The Energy Performance Certificate can be downloaded from the Harrisons website.

## **VIEWING:**

Mr Jeremy Wilton  
01634 265 900  
jwilton@harrisons.property

Ref: 11/11/19 / SP /

**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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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

