

Pelican View

ROCHESTER, KENT

New trade counter / warehouse units

TO LET

NOW COMPLETED
Unit B1 let to **SCREWFIX**



Phase 1 from
2,762 sq ft –
11,676 sq ft

Available May 2019

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

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

**AVISON
YOUNG**

020 7236 6363
avisonyoung.co.uk

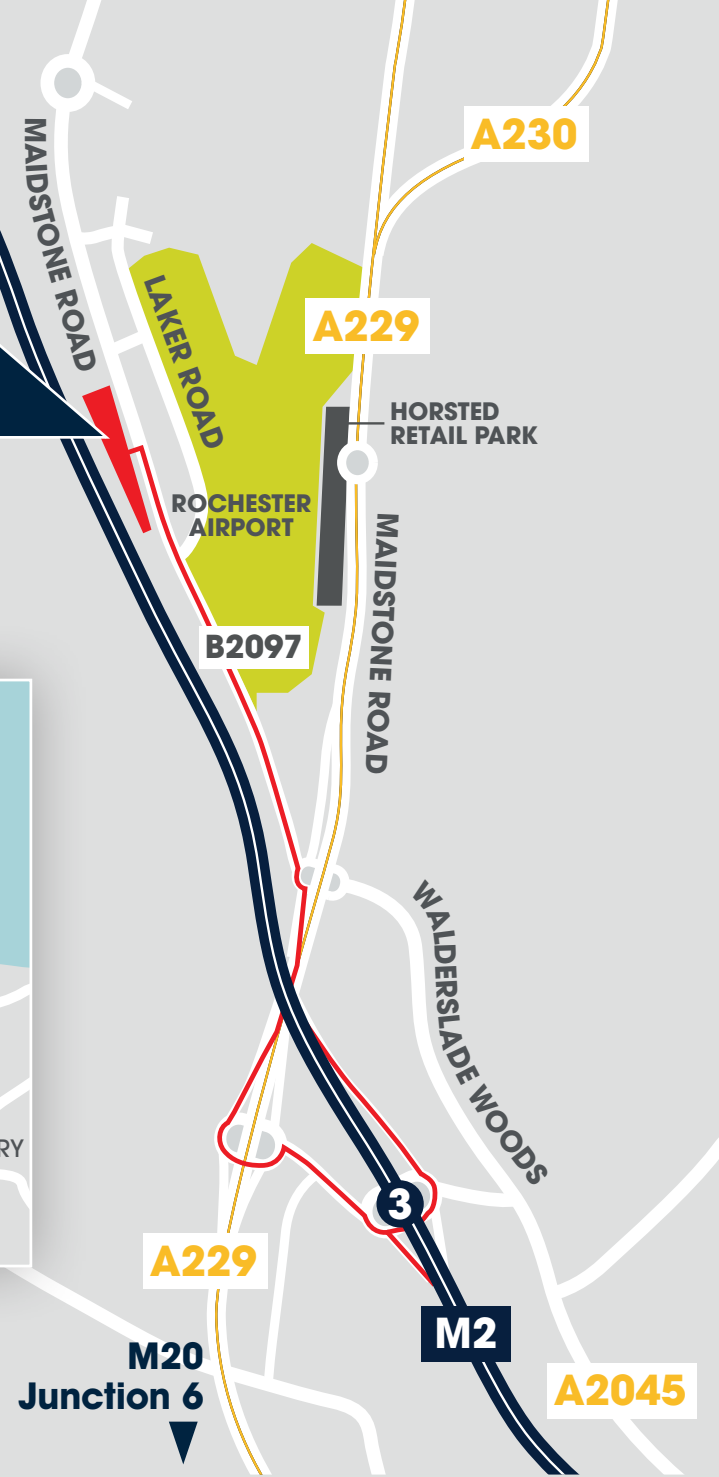
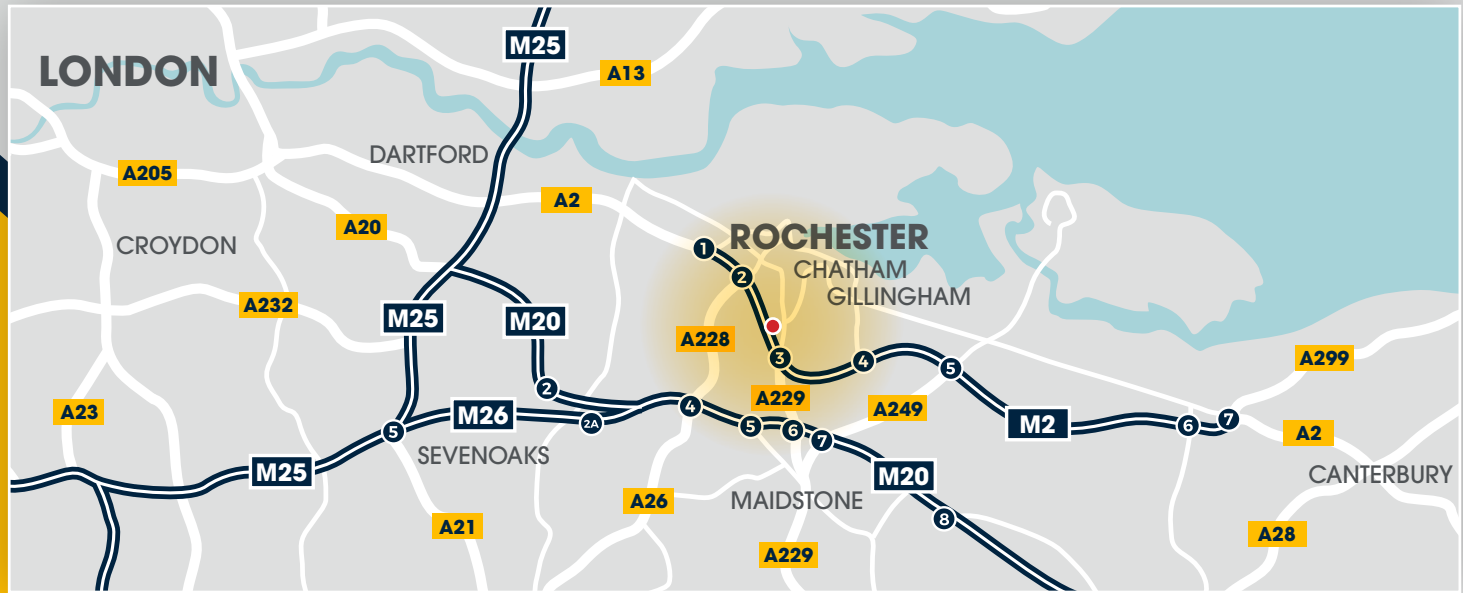


**TERANCE
BUTLER
HOLDINGS**
INSPIRED IDEAS DELIVERED

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.

Pelican View



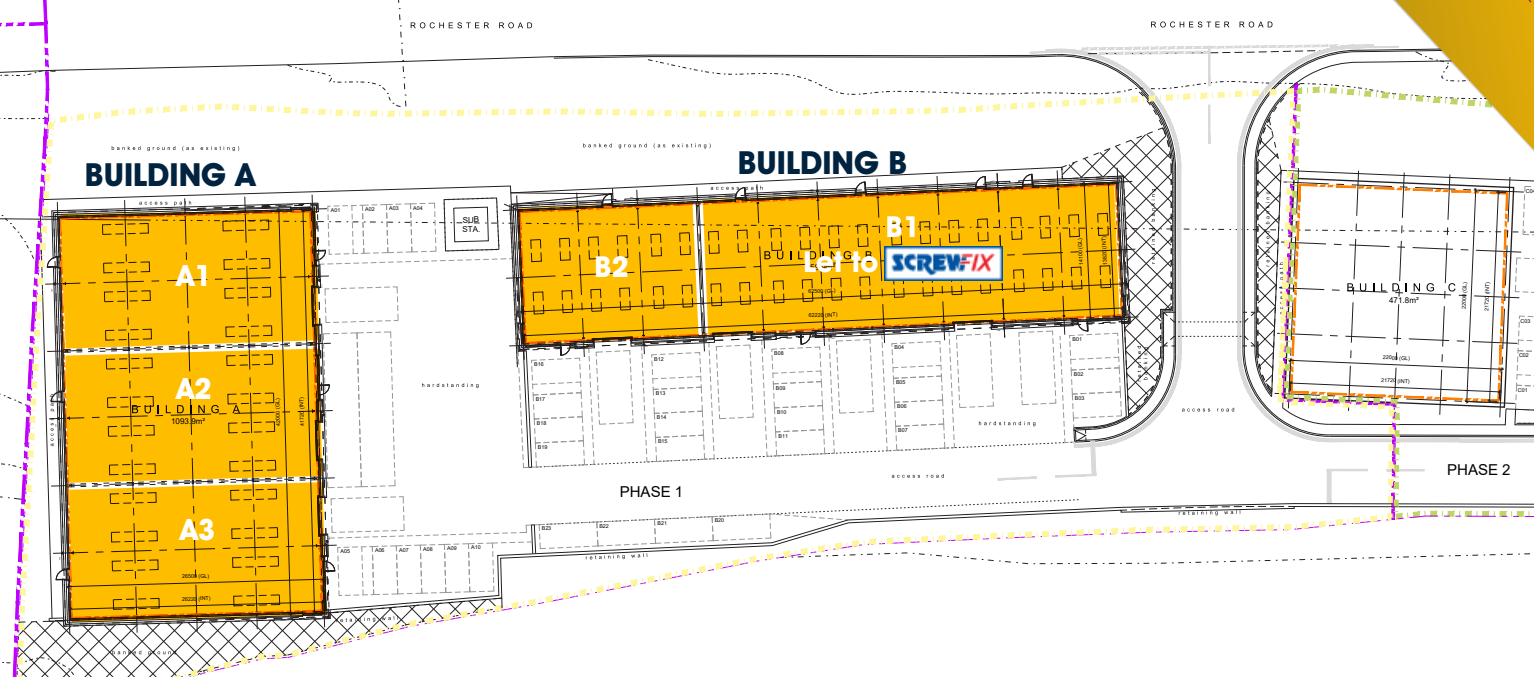
Unit Sizes

A1	3,893 sq ft	361.7 sq m	
A2	3,895 sq ft	361.8 sq m	
A3	3,888 sq ft	361.2 sq m	
B1	6,470 sq ft	601.1 sq m	Let to SCREWFIX
B2	2,762 sq ft	256.6 sq m	

**Pelican View
BUILDING A**

**Pelican View
BUILDING B**

**B1 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.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT.

J3 M2

M2

Viewing and Further Information

Please contact the sole agents, Watson Day.

WATSON DAY
CHARTERED SURVEYORS

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