



Industrial

UNIT 18 | ROCHESTER TRADE PARK

Maidstone Road , Rochester, ME1 3QY



UNIT 18 | 2,895 SQ FT

High quality industrial unit

Unit 18 provides 2,895 sqft of practical industrial accommodation, offering a flexible layout suited to warehouse, industrial, or light distribution occupiers. The unit benefits from roller shutter access, three phase power, and good internal eaves height, supported by allocated car parking within a managed estate environment. Situated in a prime industrial area just south of Rochester town centre and 1 mile north of the M2 motorway, the estate offers high quality industrial space in a prominent and highly accessible location.



Lease Type

New



Unit Summary

- Car Parking
- WC Facilities
- Premier Industrial Location
- Flexible Space
- Well Maintained Estate
- Roller Shutter Door



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£50,300.00	£17.37
Rates	£16,200.00	£5.60
Maintenance Charge	£6,600.00	£2.28
Insurance	£579.00	£0.20
Total Cost	£73,679.00	£25.45

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.



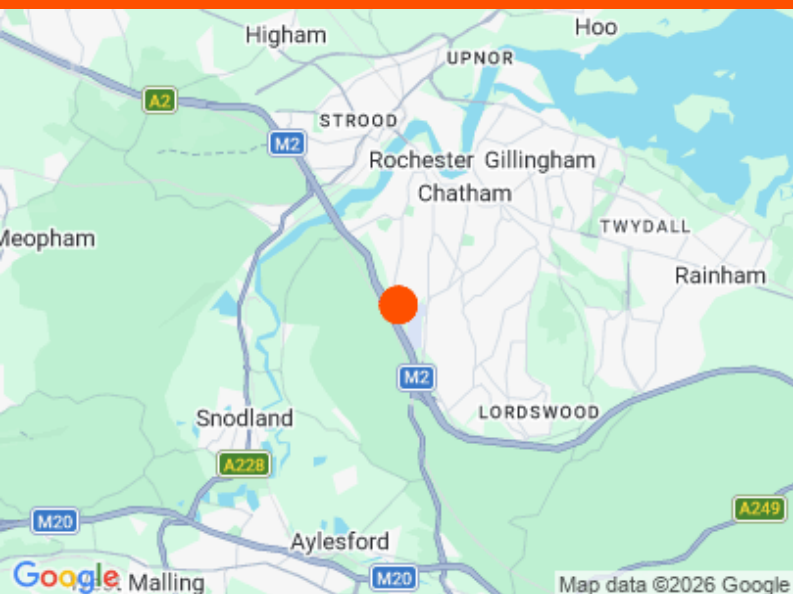
For more info please visit: unit.info/UIP0200010

+44(0) 808 169 7554

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Location

Situated in a prime industrial area just south of Rochester town centre



Road
M2: 1 mile



Airport
Rochester Airport: 2 miles



Rail
Rochester Railway: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (69)



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Key Contact



Alex Winter

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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