

TO LET

A2 THE OLD WHARF, CUXTON INDUSTRIAL ESTATE, STATION ROAD, CUXTON, ROCHESTER, KENT, ME2 1AJ

OFFICES & STORE
3,375 Sq Ft (313.54 Sq M)

- Self-contained first floor offices
- Kitchen & WCs
- Air conditioning (cooling & heating) system
- Meeting rooms
- Parking
- <https://what3words.com/assume.gently.energy>

01634 668000

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

WATSON DAY
CHARTERED SURVEYORS

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Location

The Old Wharf is located 1 mile South of junction 2 of the M2 via the A228 and approximately 6 miles north of junction 4 of the M20. Cuxton train station is approximately a 100 metre walk and provides services into London St Pancras International via Strood in approximately 50 minutes.

Description

The offices occupy the entirety of the first floor of this 2 storey building which has been divided into a number of individual office suites. Salient features as follows:-

- * Self contained first floor offices
- * Kitchen
- * WCs
- * Air conditioning (cooling and heating) system
- * Meeting rooms
- * Approx. 100 metres to Cuxton station
- * Available immediately
- * Parking available

Accommodation

Gross internal floor areas as follows:-

	Sq Ft	Sq M
First Floor Offices	3,375	313.54
Storage	998	92.71
TOTAL	3,375	313.54

Terms

A full repairing and insuring lease is available for a term to be agreed.

Rent

£27,500 per annum exclusive

VAT

The property is elected for VAT

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Service Charge

£2,922 per annum exclusive

Business Rates

Rateable Value £32,750

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

Band C (63). Valid until 21/12/2032.

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
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