

**Recently
Refurbished**

ROCHESTER



INDUSTRIAL / WAREHOUSE UNITS

TO LET

11,367 ft² (1,056m²) to
28,369 ft² (2,635m²)

www.ipif.com/medway

IPIF

MEDWAY VALLEY PARK

SAXON PLACE, STROOD, ROCHESTER, KENT ME2 2JU



VIEWING Strictly by prior arrangement with the agents.

LOCATION

The property is located in Saxon Place within the established Medway Valley Park, Strood. This forms part of the Medway Towns which also include Rochester, Chatham and Gillingham, located within 30 miles south east of London.

Strood benefits from close proximity to the M2 motorway with the subject property being located within 1 mile of J2, M2 and 7 miles from J4, M20. The M2/A2 provides access to J2, M25.

DESCRIPTION

- Modern open plan warehouse/industrial units
- Steel portal with glazed & brick elevations
- Profile metal cladding to elevations and roof
- Full height loading doors

SPECIFICATION

- Two loading doors
- Eaves height 7 metres (6 metres clear to haunch)
- First floor offices
- WC facilities
- Goods access yard and allocated car parking

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT B5/B6	M ²	FT ²	EPC
Warehouse	1,653	17,798	
FF Office	189	2,031	D-79
Total	1,842	19,829	

UNIT D	M ²	FT ²	EPC
Warehouse	2,419	26,043	
FF Office	216	2,326	C-70
Total	2,635	28,369	

* Units B5/6 may split to provide from 11,367 - 19,829 Sq Ft.

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.



On behalf of the landlord

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