

**D15 LAKESIDE PARK, NEPTUNE CLOSE, MEDWAY
CITY ESTATE, ROCHESTER, KENT ME2 4LT**



**MODERN MID TERRACED
LIGHT INDUSTRIAL/WAREHOUSE UNIT
2,308 SQ. FT. (214 M²)**

TO LET



01634 668000
watsonday.com

LOCATION:

Lakeside Park is located off Neptune Close on the Medway City Estate, an established industrial and commercial area where in excess of 2 million sq. ft. of accommodation has been developed. There is good access to Junctions 1 & 4 of the M2 motorway via the Medway Towns Northern Relief Road and the Medway Tunnel. The M2 in turn gives good access to the M25 and London orbital motorway to the west and the channel ports to the east.

DESCRIPTION:

Modern mid terraced light industrial/warehouse unit with dedicated parking/loading area and good natural light. There are office/ancillary areas on two floors to the front, along with WCs.

AMENITIES:

- Good natural light
- Male & female WCs
- First floor office/staff/storage area
- Eaves height approx. 6.0 metres
- Vehicular access via sectional up & over door
- Hot air blower to main production area
- Heating via radiators to office areas
- Dedicated forecourt parking/loading area

ACCOMMODATION:

Ground Floor 2,308 sq. ft. (214 m²)

RENT: £18,500 per annum exclusive.

TERMS: The property is to let on a new lease for a flexible term by arrangement.

RATES: For a guide to the level of rates payable please see www.mybusinessrates.gov.uk

SERVICE CHARGE/

OTHER OUTGOINGS: Other charges are payable to cover a proportion of the cost of any or all of the following items: cleaning, maintaining and upkeep of the exterior and common parts, and generally managing the property. Other outgoings, e.g. utilities/insurances are also payable. Details upon request.

LEGAL COSTS: Both parties’ legal costs to be borne by the ingoing tenant.

EPC: The unit has been rated Band D (96). An Energy Performance Certificate is available on request.

VIEWING: By appointment with joint agents:-

CAXTONS
01474 567666

WATSON DAY
01634 668000

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property

