



**16 ROCHESTER TRADE PARK, MAIDSTONE ROAD,
ROCHESTER AIRPORT ESTATE, ROCHESTER, KENT ME1 3QY**

**** AVAILABLE DECEMBER 2021 ****



Library Photos

**MODERN TRADE/WAREHOUSE UNIT
2,226 SQ. FT. (206.8 M²)**

TO LET



**01634 668000
watsonday.com**

LOCATION

The development is prominently situated on the Maidstone Road, just south of Rochester town centre and 1 mile north of Junction 3 of the M2 motorway and 5 miles north of Junction 6 of the M20 motorway. The development forms part of the established Rochester Airport Estate and is immediately to the south of a Comet retail warehouse unit. It is therefore well placed for access to the Channel Tunnel, Medway towns and Junction 2 of the M25 motorway is 15 miles to the west.

DESCRIPTION

The unit comprises a mid terraced warehouse/industrial unit constructed in 2006. Salient features:-

- 4.5 metre high electrically operated goods loading door
- Separate personnel door
- Eaves height is approx. 7.1 metres
- Substantial ground floor warehouse/workshop area
- 1st floor office with suspended ceiling & carpeted
- 4 allocated parking spaces together with goods loading area & covered canopy
- Rear visible to Maidstone Road, Rochester
- Available December 2021

ACCOMMODATION

Ground Floor	1,526 sq. ft. (141.8 m ²)
First Floor	700 sq. ft. (65.0 m ²)
Total	2,226 sq. ft. (206.8 m²)

LEASE

A new full repairing and insuring lease is available for a term to be agreed. The unit is available from December 2021.

RENT

£29,000 per annum exclusive.

LOCATION PLAN



SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £19,750.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (92) and is valid until 07.10.2029. An Energy Performance Certificate is available upon request.

PLANNING

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

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
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;
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