



WAREHOUSE/LIGHT INDUSTRIAL UNIT

8,168 Sq Ft (758.81 Sq M)

LEASEHOLD

A1 MEDWAY VALLEY PARK, SAXON PLACE, ROCHESTER ME2 2JU

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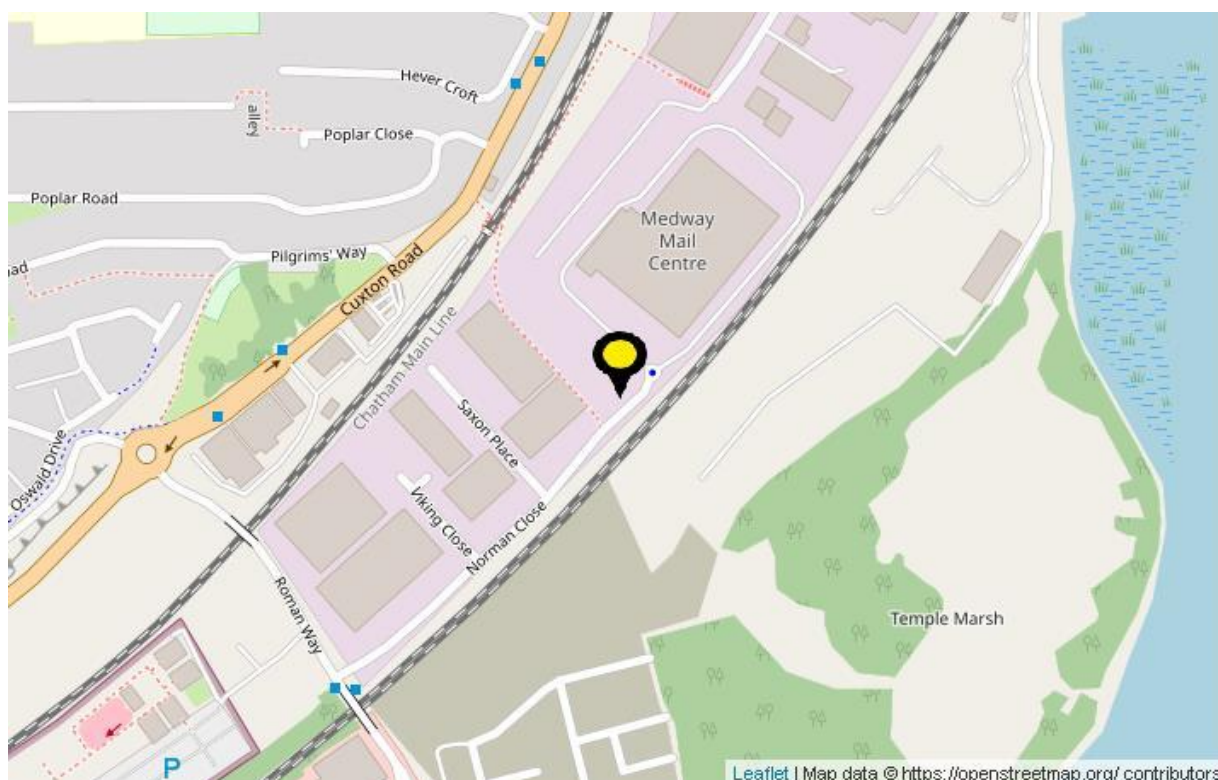
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The premises are located in Saxon Place on the popular Medway Valley Park Estate which forms part of the larger Medway Valley Park Leisure & Business Park.

The property can be found just off the A228 and its junction to the M2 motorway.



DESCRIPTION:

The premises comprise a modern warehouse/light industrial unit of steel portal frame construction. There is a small reception office and large staff room on the ground floor and WC facilities, together with an additional office on the first floor with the benefit of suspended ceilings and double glazed windows.

The warehouse comprises an open plan space having an eaves height of approximately 19' 7" rising to an apex of 28' and is accessed via an electric up and over door which is approximately 15' wide x 17' high. There are skylights within the roof and sodium flood lights.

ACCOMMODATION:

All areas are approximate.

Ground Floor:

Warehouse (inc. ground floor office): 6,968 sq ft

First floor office: 1,200 sq ft

TOTAL: 8,168 sq ft

Parking/yard area for 21 cars and loading area.

TERMS:

We understand the property is currently held on a full repairing and insuring lease from 4th September 2014 expiring 3rd September 2022. The property is available to let by way of an assignment of the existing lease or alternatively a sub-lease for the remaining terms will be considered. A new lease could also be offered on the basis of a new 10 year lease with an option to break at the end of the 5th year and an upwards rent review at the end of the 5th year at a rental of £84,399 per annum exclusive plus service charge and insurance.

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RENT:

Current rent: £49,000 per annum exclusive.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

The Rateable Value is to be assessed.

Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is C (73).

The EPC for this property can be downloaded from the Harrisons website.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrison's for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrison's has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

Ref: 11/11/21 / SP / 3780

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