



# 9 NORTHPOINT BUSINESS ESTATE, ENTERPRISE CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4LX



**END OF TERRACED 2 STOREY  
BUSINESS/TRADE UNIT  
WITH VISIBILITY TO ANTHONYS WAY  
OPPOSITE MCDONALDS/CO-OPERATIVE  
2,664 SQ. FT. (247.4 M<sup>2</sup>)  
  
TO LET**



**01634 668000**  
**watsonday.com**

## LOCATION

Northpoint Business Estate is situated with frontage to Anthony's Way, the main access road into the estate. It is opposite the entrance to the Medway Tunnel, which forms part of the Medway Northern Relief Road giving dual carriageway access to Junctions 1 and 4 of the M2 motorway. The Estate is highly visible to the main spine road directly opposite the McDonalds and Co-operative/filling station complex.

*What 3 Words ///career.outer.baked*

## DESCRIPTION

End of terrace 2 storey business unit prominently positioned on the frontage to Anthony's Way. It comprises ground floor production/storage space together with high quality office accommodation at first floor. Salient features include:-

- Full height roller shutter goods door
- Ground floor reception
- 3 phase power supply
- Separate personnel door
- Electric storage heaters
- WC facilities on each floor
- Carpeted offices

## ACCOMMODATION

Approx. gross internal areas are as follows:-

### Ground Floor

Production/storage 1,374 sq. ft. (127.6 m<sup>2</sup>)

### First Floor

Offices 1,290 sq. ft. (119.8 m<sup>2</sup>)

**Total 2,664 sq. ft. (247.4 m<sup>2</sup>)**

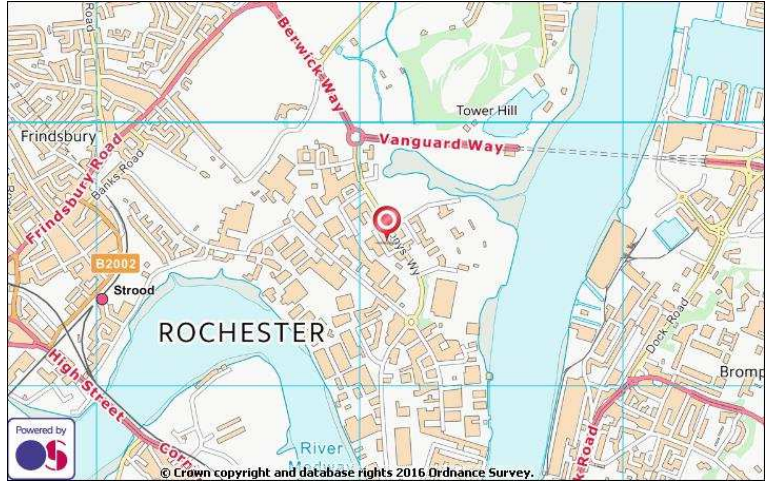
## RENT

£27,000 per annum exclusive.

## LEASE TERMS

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

## 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 the Rateable Value for the property is £18,750.

## LEGAL COSTS

Each party to bear their own legal and other costs.

## EPC

The property has been rated Band C (64) and is valid until 15.06.2030. 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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