



2 STOREY BUSINESS UNIT ON THE WATERFRONT

6,540 Sq Ft (607.57 Sq M)

FOR SALE OR TO LET

**55-56, RIVERSIDE ESTATE, SIR THOMAS LONGLEY ROAD,
MEDWAY CITY ESTATE, ROCHESTER ME2 4DP**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

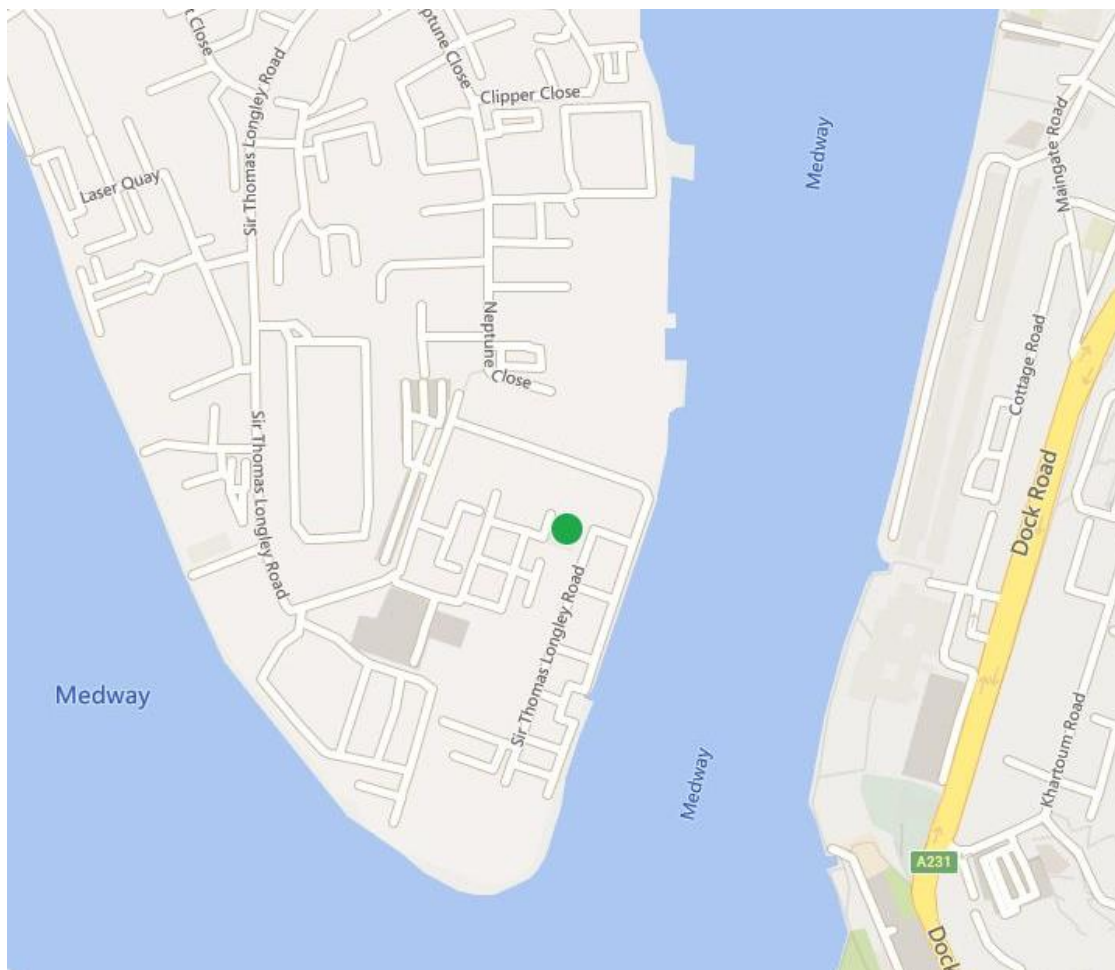


LOCATION:

The building is situated within Phase 2 of the Riverside Estate on Medway City Estate, Rochester with access from the Medway City Estate to either Jct. 1 M2 motorway via the Wainscott Northern Bypass or to Jct. 4 M2 via the Medway Tunnel Gillingham Northern Link Road and the A289 Hoath Way.

The M2 provides access to the M25 motorway, the national motorway network, London, the Channel Tunnel Terminal and the Port of Dover.

Rochester and Strood both have the benefit of mainline railway stations which benefit from high speed trains to the capital.



DESCRIPTION:

The unit is comprised of a 2-storey detached business unit, located directly on the waterfront with the following features:

- Access via double glazed personnel door
- Ground floor offices and storage area, access via double loading doors
- First and ground floor offices and reception area
- Gas fired central heating
- Suspended ceilings with concealed lighting
- Separate male and female WC facilities on both floors
- Kitchen facilities on both floors
- Block paved parking area providing car parking spaces (numbers to be confirmed)
- Superb river views

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ACCOMMODATION:

All areas approximate gross internal

Ground Floor	3,270 sq ft	303.75 sq m
Separate male and female WC facilities		
Entrance lobby, internal partitioning		
Kitchen		
Storage areas with loading doors		
First Floor:	3,270 sq ft	303.75 sq m
Separate male and female WC facilities		
Entrance lobby, internal partitioning		
Kitchen area		
Storage area		
TOTAL:	6,540 sq ft	607.50 sq m

TERMS:

The sale of the long leasehold or to let on a new full repairing and insuring lease.

PRICE:

Upon application (for the long leasehold interest)

RENT:

£65,000 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:

Description:	Business Unit & Premises
Rateable Value:	£49,000
UBR in £:	49.9p

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 Band C (72).

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

VIEWING:

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

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

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- 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.
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