



INDUSTRIAL UNIT WITH TRADE COUNTER AND OFFICE SPACE TO LET

5,826 Sq Ft (541.24 Sq M)

TO LET

**UNIT 6 ARDEN BUSINESS PARK, ENTERPRISE CLOSE, MEDWAY CITY
ESTATE, ROCHESTER ME2 4LY**

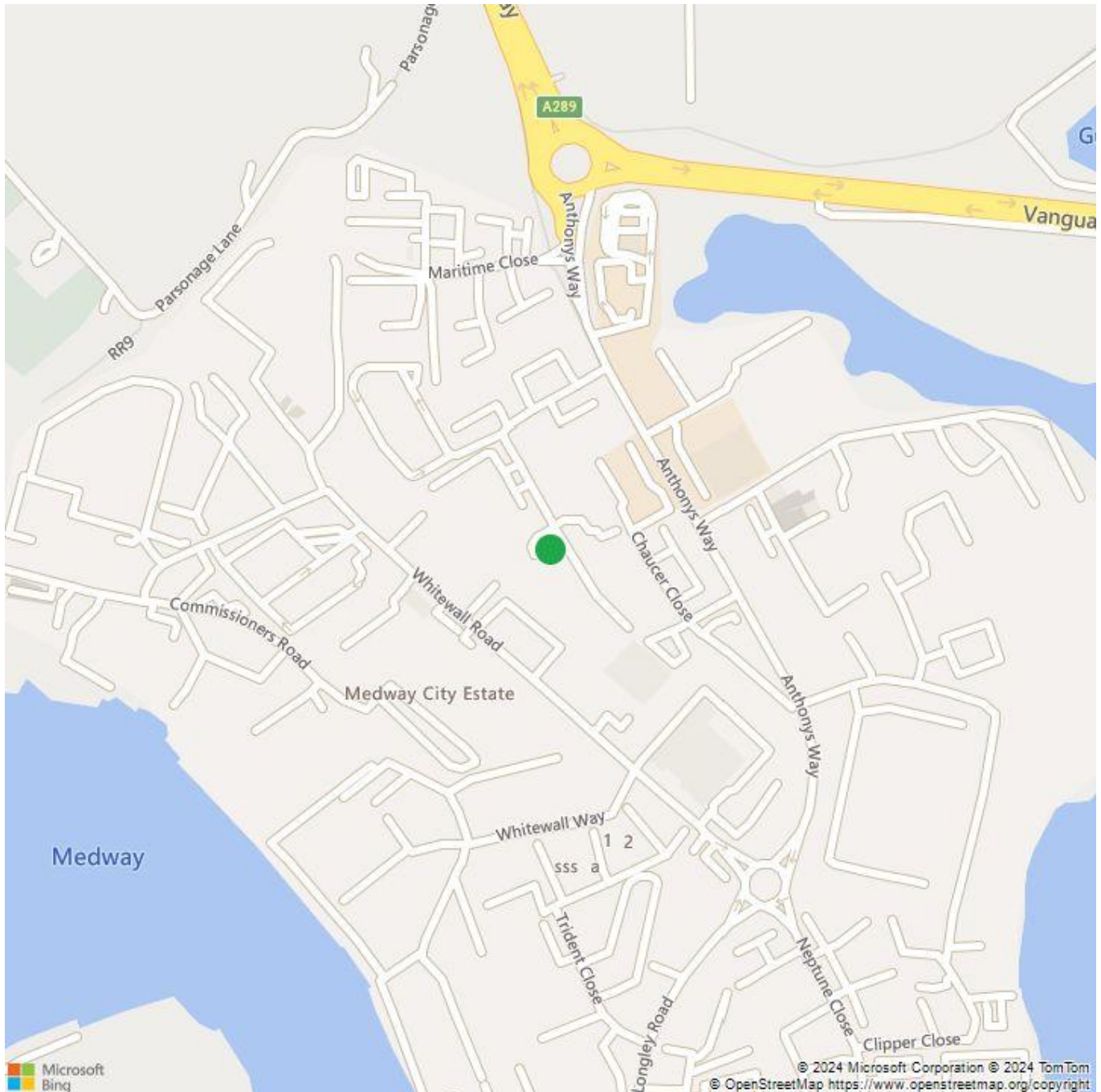
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

Arden Business Park is located in an accessible position within Medway City Estate, itself just north of Rochester. There is excellent dual carriageway access to Junctions 1 and 4 of the M2 motorway, via the Medway towns Northern Bypass and Medway Tunnel.



DESCRIPTION:

The property is a mid-terrace industrial unit which comprises a ground floor warehouse/workshop area, a trade counter and office space, as well as further workshop and office space, kitchenette and male and female WCs on the mezzanine floor. It is of steel frame construction, with coated profile metal sheeting on the exterior. The roof incorporates translucent panels, providing an element of natural light. Externally, there is a forecourt providing a loading bay and 6 parking spaces. The property also includes a small separate area of land on the northern side of the estate road, providing 2 additional parking spaces.

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ACCOMMODATION:

All areas are approximate and Gross Internal:

Ground Floor:

Workshop & Offices:	3,312 sq ft	(290.99 sq m)
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First Floor (Mezzanine):

Offices:	811 sq ft	(75.37 sq m)
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Workshop:	1,883 sq ft	(174.90 sq m)
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Total Gross Internal Floor Area:	5,826 sq ft	(541.25 sq m)
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Male and Female WCs

TERMS:

New Full Repairing and Insuring lease for a term to be agreed.

RENT:

£45,850 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: Warehouse and premises

Rateable Value (2023): £40,500

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

EPC:

The Energy Performance Asset Rating for this property is Band C (56) and is valid until 5th February 2035.

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

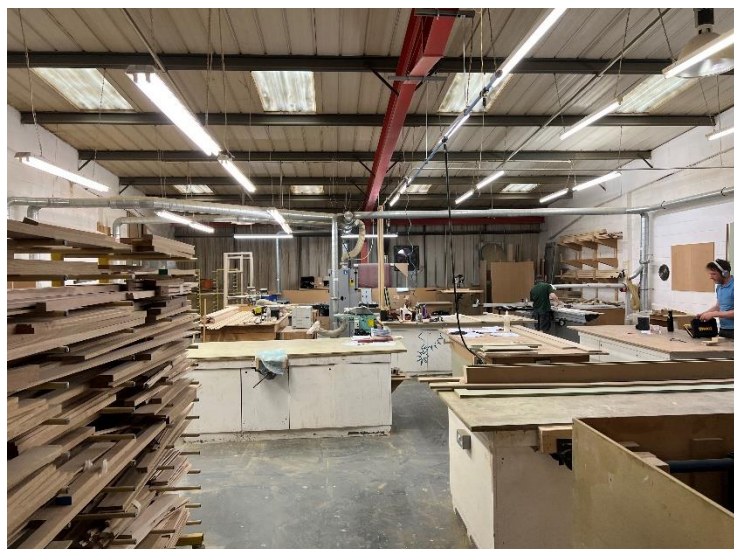
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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

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

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 Harrisons 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: 06/02/25 / PP / 5429

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