Mileway

Lakeside Park & Neptune Business Park

Rochester

Available to Let
Office and Warehouse
339 - 9,776 sq ft

Lakeside Park & Neptune Business Park

Neptune Close Rochester ME2 4LT

Description

Lakeside Park is part of the Medway City Estate, an established industrial and commercial area where some 2 million sq ft of accommodation has been developed since 1986.

These modern, purpose-built industrial units are available in a range of sizes, with some also including office space. The units have up-and-over loading doors and a private loading area. There is good access to the M2 via junctions 1 and 4.

Location

Located off the M2 motorway via the Medway Towns Northern Relief Road and the Medway Tunnel. The M2 in turn gives good access to the M25 and London orbital motorway to the west and the channel ports to the east.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Ezekiel Eboda
southeast@mileway.com
0203 991 3516

Caxtons
Mark Coxon
mcoxon@caxtons.com
07969 973809

Watson Day
Kevin Dempster
kevindempster@watsonday.com
07860 504620

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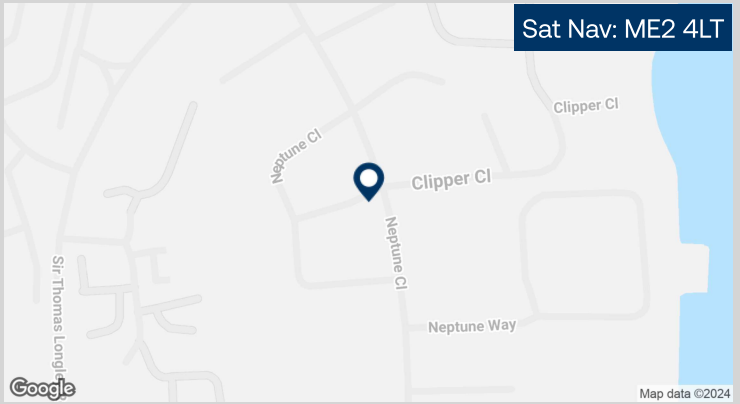


Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit A1	Warehouse	2,335	Immediately	£3,395 PCM
Unit D11	Office	4,124	Immediately	£2,920 PCM
Unit D16A	Warehouse	375	Immediately	£600 PCM
Unit D16D - first floor	Warehouse	339	Immediately	£595 PCM
Unit D16E	Warehouse	359	Immediately	£630 PCM
Unit D16F	Warehouse	389	Immediately	£670 PCM
Unit 3	Warehouse	1,855	Immediately	£2,685 PCM
Total		9,776		

LAKESIDE PARK & NEPTUNE BUSINESS PARK

NEPTUNE CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT

SUBJECT TO CONTRACT

UNIT NO.	AREA		RENT	STATUS
	SQ. FT.	M²		
A1 Lakeside	2,335	216.92	£40,740 per annum	**AVAILABLE**
D16D Lakeside	339	31.49	£7,152 per annum	**AVAILABLE**
D16E Lakeside	359	33	£7,560 per annum	**AVAILABLE**
D16F Lakeside	389	36	£8,040 per annum	**AVAILABLE**
D11 Lakeside	4,135	384.1	£35,040 per annum	**AVAILABLE**
3 Neptune BE	1,855	172.33	£32,220 per annum	**AVAILABLE**

Notes:

- This sheet accompanies the particulars/brochure for the above property and interested parties should refer to both documents for full information.
- **VAT** – all rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.
- **Service Charge** – this will be payable for the maintenance of the common parts of the Estate. Full details are available upon request.
- **Rates** – interested parties must confirm the Rateable Value with the relevant local authority.
- **For Further Information** or to arrange an inspection please contact Kevin Dempster on 01634 668000 or email kevindempster@watsonday.com or the joint agents Caxtons 01622 234886.

Updated 22/07/2025

D11 LAKESIDE PARK, NEPTUNE CLOSE
MEDWAY CITY ESTATE, ROCHESTER
KENT ME2 4LT

MODERN 2 STOREY OFFICE/BUSINESS UNIT
4,135 SQ. FT. (384.1 M²)

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Lakeside Park is located off Neptune Close on the Medway City Estate, an established industrial and commercial area where some 2 million sq. ft. of accommodation has been developed since 1986. There is good access to Junctions 1 & 4 of the M2 motorway via the Medway Towns Northern Relief Road and the Medway Tunnel. The M2 in turn gives good access to the M25 and London orbital motorway to the west and the channel ports to the east.

For location click line or copy & paste to your browser
https://w3w.co/slowly.healers.struck

DESCRIPTION

The property comprises a modern 2 storey office/business unit. Salient features:-

- Ground floor offices/storge
- First Floor offices
- WC facilities/kitchen area
- 7 allocated car parking spaces

ACCOMMODATION (GIA)

Ground Floor	2,068 sq. ft.	(192.1 m²)
First Floor	2,067 sq. ft.	(192.0 m²)
Total	**4,135 sq. ft.**	**(384.1 m²)**

LEASE TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£35,040 per annum exclusive.

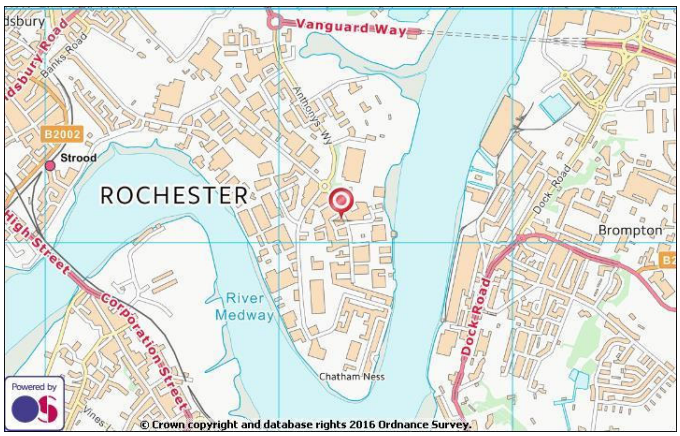
VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

SERVICE CHARGE

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

LOCATION PLAN



PLANNING

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

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £30,750.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band C (69). Valid until 18/11/2031.

VIEWING

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS
KEVIN DEMPSTER
01634 668000/07860 504620
kevindempster@watsonday.com

CAXTONS CHARTERED SURVEYORS
Mark Coxon
01622 234886/07969 973809
mcoxon@caxtons.com

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;**
4) **No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property**

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