



11 NORTHPOINT BUSINESS ESTATE, ENTERPRISE CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT, ME2 4LY

LOCATION

Northpoint Business Estate is situated adjacent to Anthony's Way, the main access road into the Medway City Estate which provides in excess of 2m sq ft of commercial space. The unit is highly visible situated opposite a McDonald's restaurant and a Co-operative petrol filling station. The Estate is close to 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 M2 provides direct access to the M25 to the west and to the Channel Ports to the east.

ACCOMMODATION

The premises comprise a high quality mid terrace unit with the following approximate areas:-

Ground Floor:

Reception/ 2,601 sq ft 242 sq m
Warehouse/WCs

Mezzanine:

Storage/Offices/ 1,731 sq ft 161 sq m
Kitchen

- Steel mezzanine with heated offices
- Full height double loading doors
- Separate personnel door
- Approx. 5 m eaves height
- 4 allocated car parking spaces

FRANCIS
DARRAH
Chartered Surveyors

MODERN TRADE COUNTER UNIT TO LET SHORT TERM



TENURE

The property is being offered by way of a short-term internal repairing and insuring lease to expire no later than July 2022 at a rental of £28,000 pax (plus VAT if applicable). A longer term may be available by negotiation.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £21,750 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

SERVICE CHARGE

Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh

Tel: 01603 666630

Email: graham@fdarrah.co.uk

SUBJECT TO CONTRACT

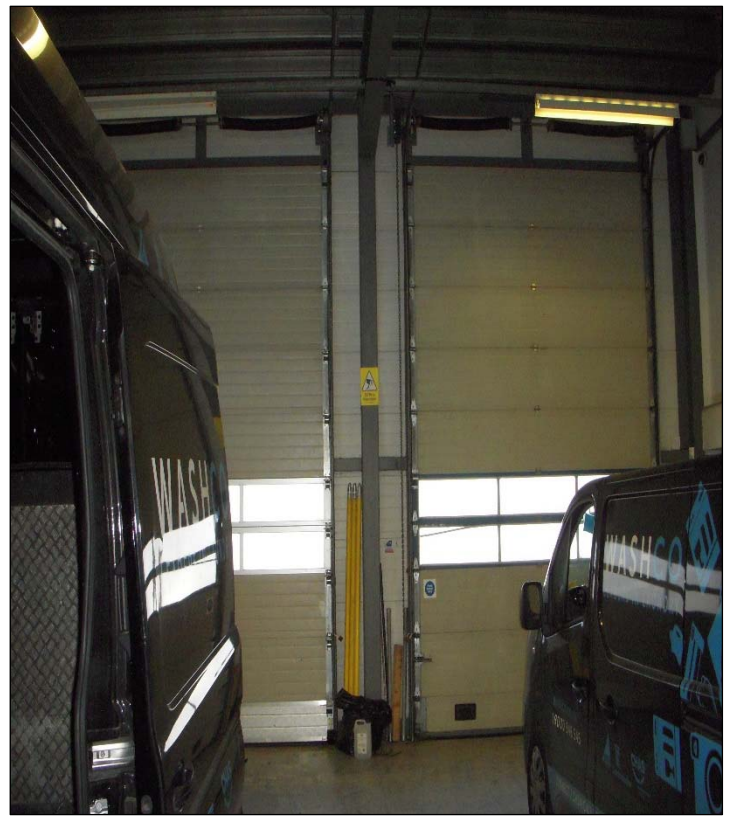
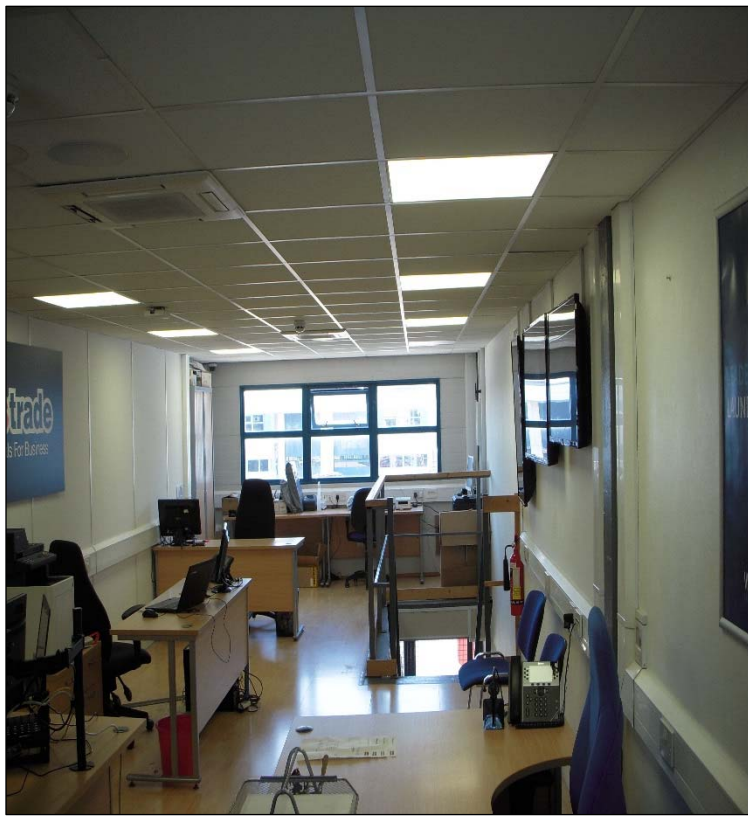
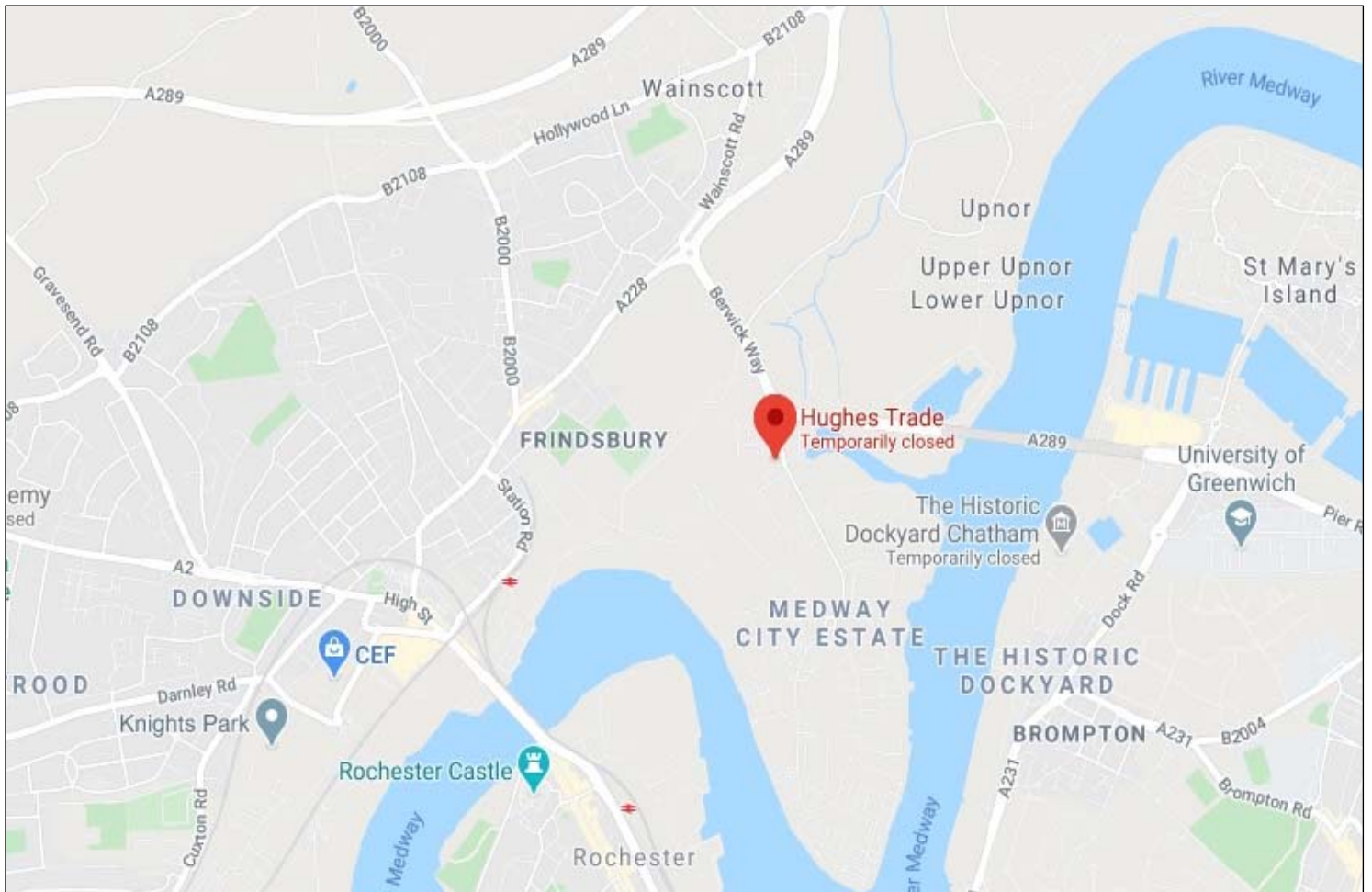
June 2020

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