

Lakeside Park & Neptune Business Park

Strood, Rochester,
ME2 4LT

Industrial unit to let
1,855 - 12,577 sq ft



Industrial units to let

1,855 – 12,577 sq ft



Good access to
M2 J1&4



Up-and-over loading
doors



Modern industrial units



Dedicated loading
areas



On-site parking

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.



Site plan & accommodation



Unit	Property Type	Size (Sq Ft)	Availability	Rent
Unit A1	Warehouse	2,335	LET	£3,395 PCM
Unit D11	Office	4,124	Immediately	£2,687 PCM
Unit E17	Warehouse	4,263	Immediately	£5,000 PCM
Unit 3	Warehouse	1,855	Under Offer	£2,685 PCM
Total	-	12,577	-	-



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.



Travel times

Cities

Distance

London 117 miles

Coventry 140 miles

By Train

Distance

Rochester 4 miles

By Air

Distance

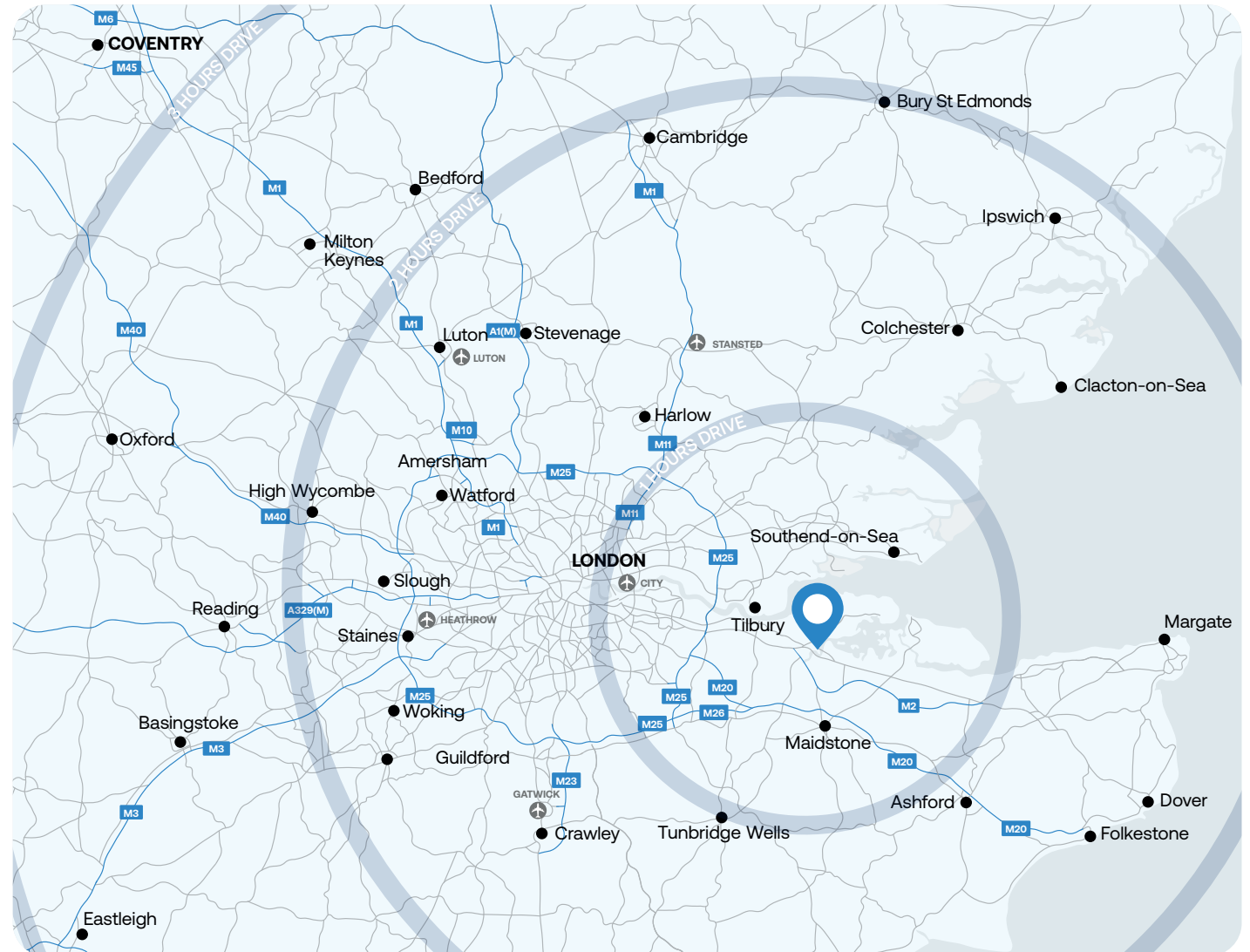
London City Airport 29 miles

London Southend Airport 42 miles

Motorways

Distance

M2 6 miles



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Book a viewing

Mileway

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Mark Coxon
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Further information:

EPC
Rating C - D11
Rating B - 17
Rating B - A1
Rating B - 3 Neptune

Terms
Available on new full repairing
and insuring leases.

VAT
VAT will be payable where
applicable.

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

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

SUBJECT TO CONTRACT

UNIT NO	SIZE		RENT p.a.	AVAILABILITY
	SQ FT	SQ M		
D11 Lakeside	4,124	383.1	£34,950	Available
E17 Lakeside	4,263	396.0	£60,000	Available
3 Neptune	1,855	172.3	£32,220	Under Offer
4 Neptune	1,920	178.4	£34,242	Available - April

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 Mark Coxon on 01622 234886 or email mcoxon@caxtons.com, or our joint agents Watson Day on 01634 668000.