



10,779 SQ FT (1,001.4M²)

WAREHOUSE/INDUSTRIAL UNIT

TO LET



**UNIT 17, STERLING PARK, LAKER ROAD
ROCHESTER AIRPORT ESTATE
ROCESTER
KENT
ME1 3QX**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



LOCATION: Sterling Park is a modern business park enjoying excellent access to J3 of the M2 and Junction 6 of the M20, ideal for serving both the Medway Towns and Maidstone..

DESCRIPTION: An end of terrace unit built in 2017 of portal steel frame construction with profile clad elevations under a profile clad pitched roof.

- Clear span warehouse/production space
- 9.2m to eaves and 11m to apex
- Good quality offices
- Heating and lighting to all areas
- Excellent parking and goods vehicle access.
- Highly energy efficient

ACCOMMODATION:

Ground Floor

Warehouse/production	7,729 sq.ft.	718.0 m ²
Office/Ancillary	1,525 sq.ft.	141.7 m ²

First Floor

Offices	<u>1,525 sq.ft.</u>	<u>141.7 m²</u>
	10,779 sq ft	1,001.4 m²

RATES: According to the Valuation Office Rating Portal, the property is currently assessed as warehouse and premises with a rateable value of £99,500 and rates payable of £50,944 (2023/24)

EPC: The property has an Energy Performance rating of A (25).

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TERMS : The premises are held under an occupational lease for a term expiring 27th June 2027 at a rent of £121,250 per annum and are available by means of an assignment or underlease.

For further information and viewing, contact Tim Bishop

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