

Reading House, Waterside Court
Neptune Way, Medway City Estate, Rochester, Kent, ME2 4NZ



Office / Industrial / Warehouse FOR SALE

Reading House, Waterside Court

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Key Features

- LED Lighting
- Air Conditioning
- Good Flexibility
- Workshop has 3.6m Floor to Ceiling Height
- £385,000
- New Ground Floor Kitchen

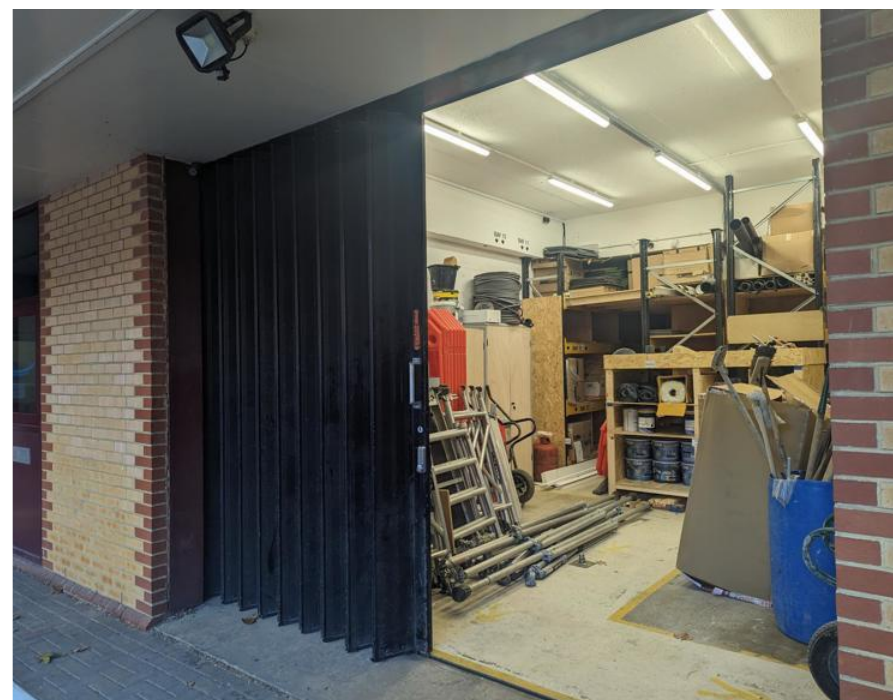
Description

FOR SALE - Workshop and Office Building with 14 Car Parking Spaces

Reading House is situated within Waterside Court on the Medway City Estate. It offers great flexibility and has a ground floor workshop which has been partially separated to provide an office with separate kitchen benefiting from its own entrance allowing for opportunities to sub-let if required. The remaining ground floor accommodation remains workshop space with shutter door access from the loading area.

The first floor office accommodation can be accessed via an internal staircase or alternatively via the common area off the main circulation area of Waterside Court which has lift access as well as the stairwell.

Externally there are 14 allocated car parking spaces.



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Accommodation

The property offers great flexibility. The ground floor workshop has shutter door access from the loading area to the front which benefits from a 3.6m floor to ceiling height. It has been partially separated to provide a newly fitted separate office with kitchen benefiting from its own entrance allowing for opportunities to sub-let if required.

The first floor office accommodation can be accessed via an internal staircase from the ground floor office or alternatively via the common area off the main circulation area of Waterside Court which has lift access as well as the stairwell. The property has been measured on a Gross Internal Area (GIA) basis as follows:

The property has 14 allocated car parking spaces

Area	Sq Ft	Sq M
Ground Floor GIA	1,428	132.64
Ground Floor Workshop	475	44.13
Ground Floor Office	665	61.78
First Floor Office	1,424	132.29
Total GIA	2,851	264.86

- LED Lighting
- DDA Compliant
- New GF Kitchen
- Gas Central Heating
- Air Conditioning
- Intruder Alarm

Rateable Value

RV £27,500 @ 49.9p in the £

Rates payable £13,722.50 for the year 2025/26

Price

£385,000

To purchase the Long Leasehold interest of Title K949659 being a 955-year Lease expiring 30 March 2963

Service Charge

Service Charge to cover the upkeep and maintenance of the exterior of the premises and external car parking areas. The current service charge cost is £1,300 per quarter.

VAT

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Rating (D) 87

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is located on Waterside Court on the Medway City Estate fronting Neptune Way which is in the South Eastern side of the Estate just off the spine road through the Medway Tunnel. There is excellent access to J1 and 4 of the M2 motorway and approximately 15 minutes to the M25. Ebbsfleet International Station is also in close proximity serving London St Pancras in 18 minutes plus direct links to Dover.

What3Words Location - <https://w3w.co/tilt.lock.next>

Drive Time	Miles	Mins
M25 J1a (Dartford Crossing)	17.0	20
Canterbury	31.5	40
Port of Dover	47.5	55

For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

