

ARCH 1009, BARTON ROAD, STROOD,  
ROCHESTER, KENT, ME2 3EL

**SP** **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

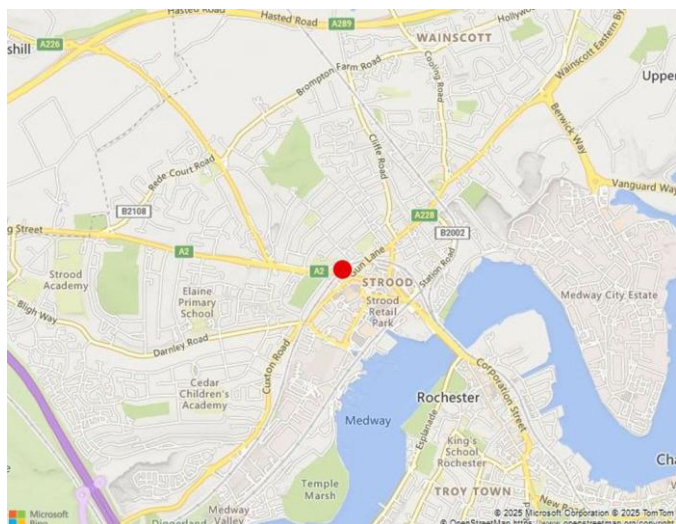


## RAILWAY ARCH STORAGE UNIT TO LET

- £5,520 Per Annum Exclusive
- Open Storage Unit
- Single Phase Power
- Close Connections to M2 Motorway

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# ARCH 1009, BARTON ROAD, STROOD, ROCHESTER, KENT, ME2 3EL



## Location

The property is situated just off the A2 in Strood on Barton Road. Conveniently situated a few minutes walk from Strood High Street which has a variety of High Street retail outlets including Aldi, Asda, Sports Direct, Boots, Nationwide, as well as the Strood Retail Park where operators including Next, Matalan, M&S Food, B&M and Starbucks.

The property has excellent road connectivity being 1.8 miles from both J1 & J2 of the M2 and established Medway City Estate is within 1.5 miles. Strood Station is 0.5 miles away which has services to London St Pancras International in 35 minutes.

## Description

Railway arch storage unit situated just off the A2 in Strood.

## Accommodation

This Railway Arch unit comprises of a self-contained storage space, including single phase power. Please note there is no water or lighting within the arch. The arch is available as follows;

Area	Sq Ft	Sq M
Arch 1009	532	49.42

## EPC

Rating (D) 80

## Rateable Value

To Be Assessed.

Approximate RV £3,000 @ 49.9 in the £ per Railway Arch  
Approximate rates payable £1,497 for the year 2025/26

Applicants should make their own inquiries into the eligibility of small business rates exemption

## Rent/Price

From £5,520 Per Annum Exclusive

## Terms

To take a new full repairing and insuring lease for a term of 6 years.

## Legal Costs

The tenant to make a £595 + VAT contribution towards landlords legal fees.

## VAT

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

## Viewing



Thomas Langston

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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.