

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**UNIT 62 RIVERSIDE, SIR THOMAS LONGLEY ROAD
MEDWAY CITY ESTATE, ROCHESTER,
KENT ME2 4BH**



**2 STOREY BUSINESS UNIT
1,255 SQ. FT. (116.62 M²)**

FOR SALE (LONG LEASEHOLD) / TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Situated within the Riverside Estate on the Medway City Estate, Rochester, there is good access to either J1 M2 motorway via the Wainscott Northern Bypass or to J4 M2 via the Medway Tunnel, Gillingham Northern Link Road and A289 Hoath Way. The M2 provides good access to the national motorway network, London, the Channel Tunnel and the port of Dover.

For location click line or copy & paste to your browser

<https://w3w.co/served.shovels.seat>

DESCRIPTION

A 2 storey business unit with elevations of brickwork beneath a pitched, tile clad roof. The property is designed to give maximum flexibility and can be used either entirely as offices or as offices at first floor with production/storage/offices on the ground floor. The property benefits from the following:-

- Ground floor storage/production area
- Fitted first floor offices with suspended ceiling, recessed lighting, gas fired heating to radiators and laminate flooring
- Double glazed windows
- WC/kitchen area
- Allocated car parking

ACCOMMODATION (GIA)

Ground Floor	630 sq. ft.	(58.56 m ²)
First Floor	625 sq. ft.	(58.06 m ²)
Total	1,255 sq. ft.	(116.62 m²)

We are advised there are 2 allocated car parking spaces, one to the front and another to the side. The occupier has the use of the overflow car park situated opposite the property on the western side of Sir Thomas Longley Road.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

RENT

£12,000 per annum exclusive

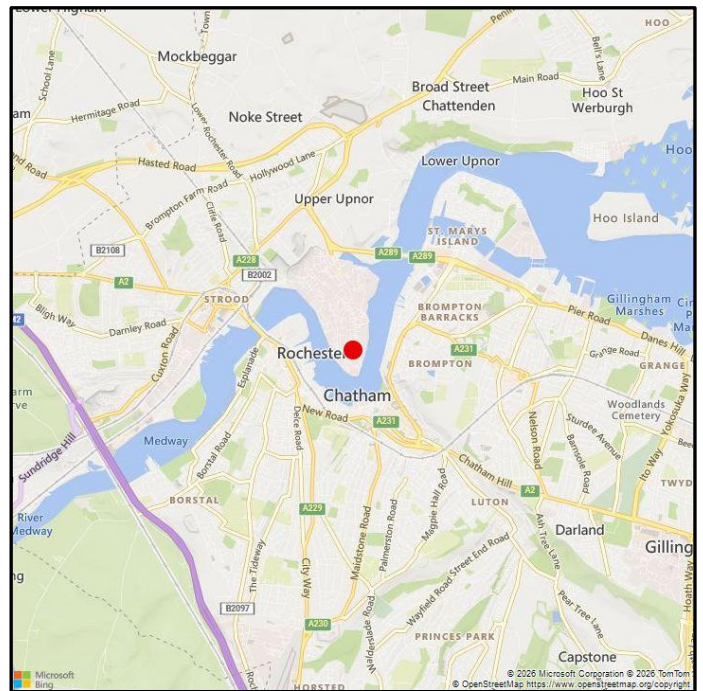
PRICE

£99,000 for the long leasehold interest.

LONG LEASEHOLD

Held on a long lease for a term of 999 yrs from December 1987 (hence approx 960 yrs unexpired) at a peppercorn ground rent.

LOCATION PLAN



ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. If an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

VAT

We are advised the property is not elected for VAT.

BUSINESS RATES

As of 1st April 2026 the Rateable Value is £14,750.

Interested parties are advised to contact Medway Council in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band E (116). Valid until 11/02/2034.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Ian Gutteridge

01634 668000/07860 504622

iangutteridge@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01634 668000