

ARCH 1011, BARTON ROAD, STROOD,  
ROCHESTER, KENT, ME2 3EL

**SP** **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

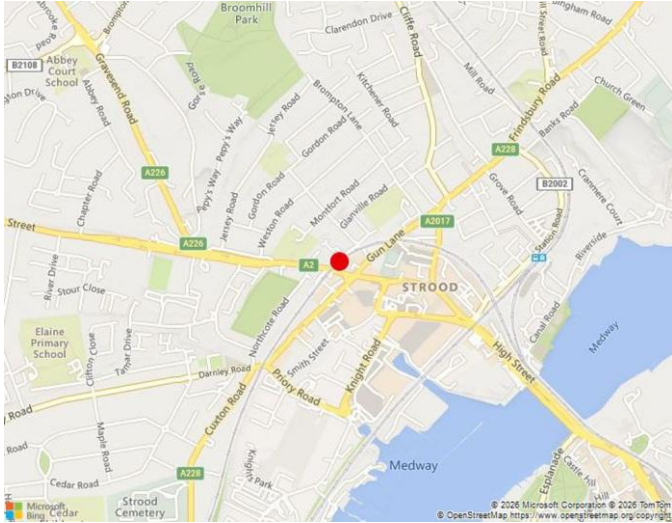


## RAILWAY ARCH STORAGE UNIT TO LET

- £4,560 Per Annum Exclusive
- 509 sq ft GIA
- Open Storage Unit
- Close Connections to M2 Motorway

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# ARCH 1011, BARTON ROAD, STROOD, ROCHESTER, KENT, ME2 3EL



## EPC

Awaited

## Rateable Value

To Be Assessed. Approximate RV £3,000 @ 43.2p in the £  
Approximate rates payable £1,296 for the year 2026/27

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

## Rent

From £4,560 Per Annum Exclusive

## Terms

To take a new full repairing and insuring lease for a term of 6 years with a rolling break option on 6 months' notice.

## Legal Costs

Each side to bear its own legal and professional costs

## VAT

The property is elected for Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Viewing

Strictly by prior appointment through the surveyors:



**Thomas Langston**

[thomas.langston@sibleypares.co.uk](mailto:thomas.langston@sibleypares.co.uk)

## 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, Boots, Nationwide, as well as the Strood Retail Park where operators including Next, 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

The premises comprises a self-contained storage space.

Please note there is no power supply within the arch.

The arch is available as follows;

Area	Sq Ft	Sq M
Arch 1011	509	47

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 themselves 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.

The Sibley Pares logo features a stylized 'SP' monogram in blue. To the right, the company name 'SIBLEY PARES' is written in large, bold, white capital letters on a dark blue background. Below this, a pink horizontal bar contains the text 'CHARTERED SURVEYORS &amp; ESTATE AGENTS' in white capital letters. At the bottom, the phone number '01622 673086' is displayed in large white digits, with the website 'sibleypares.co.uk' in white lowercase letters below it.