

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**6 CENTRAL BUSINESS PARK, NEPTUNE CLOSE
MEDWAY CITY ESTATE, ROCHESTER
KENT ME2 4LW**

CoStar AWARDS

ANNUAL AWARDS

TOP AGENCY

2024
WINNER



**INDUSTRIAL/WAREHOUSE UNIT
1,460 SQ. FT. (135.6 M²)
+ MEZZANINE 635 SQ. FT. (59 M²)**

FOR SALE FREEHOLD

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01634 668000
watsonday.com

LOCATION

Central Business Park is located off Neptune Close on the Medway City Estate. There is excellent access from the Medway City Estate via the A289 Wainscott Bypass and Medway Tunnel which give dual carriageway access to both Junctions 1 & 4 of the M2 motorway.

For location click link or copy & paste to your browser

<https://what3words.com/healthier.songs.paint>

DESCRIPTION

- Industrial/warehouse unit
- Clear span steel portal frame
- 5 m eaves height
- Sectional loading door
- Mezzanine storage
- WC facilities
- Forecourt parking
- Goods loading access

ACCOMMODATION

Ground Floor

Warehouse/production 1,460 sq. ft. (135.6 m²)

First Floor

Mezzanine storage 635 sq. ft. (59.0 m²)

PRICE

Offers in excess of £330,000 for the freehold interest

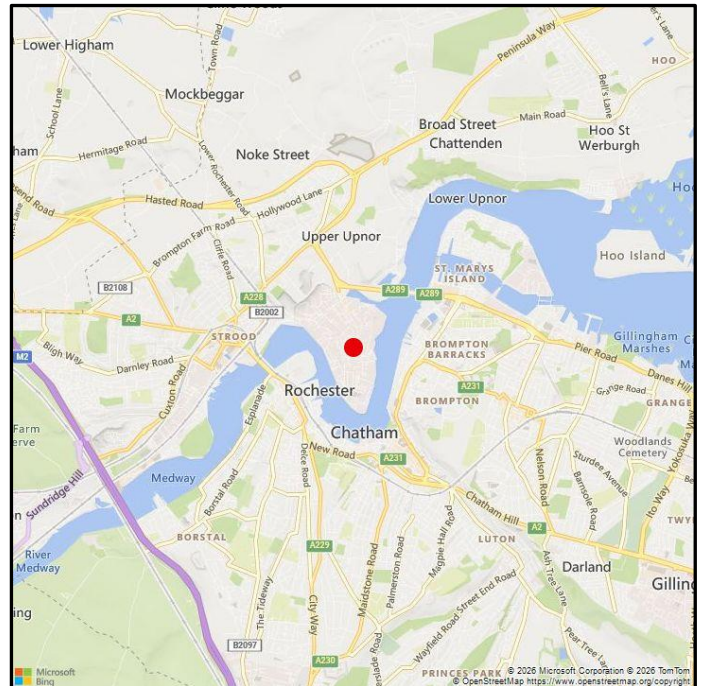
VAT

We understand the property is not elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that 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.

LOCATION PLAN



SERVICE CHARGE

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

BUSINESS RATES

As of 1st April 2026 the Rateable Value is £19,250.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band E (121). Valid until 11/08/2028.

PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

01634 668000 / 07860 504620

kevindempster@watsonday.com

IMPORTANT NOTICE:

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

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



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