

# UNIT TO LET

9,499 ft<sup>2</sup> (882.5 m<sup>2</sup>)



ACCESS TO M2 (J3)  
& M20 (J6)



TO BE  
REFURBISHED



TWO STOREY  
OFFICES

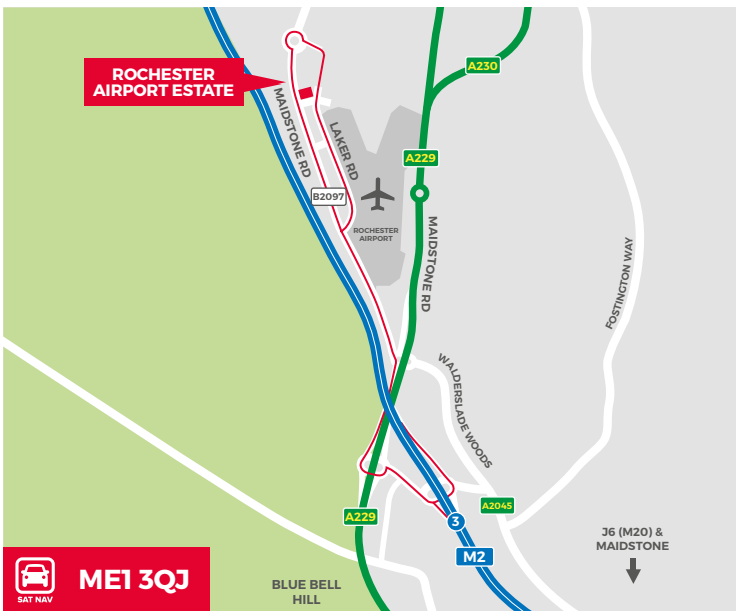
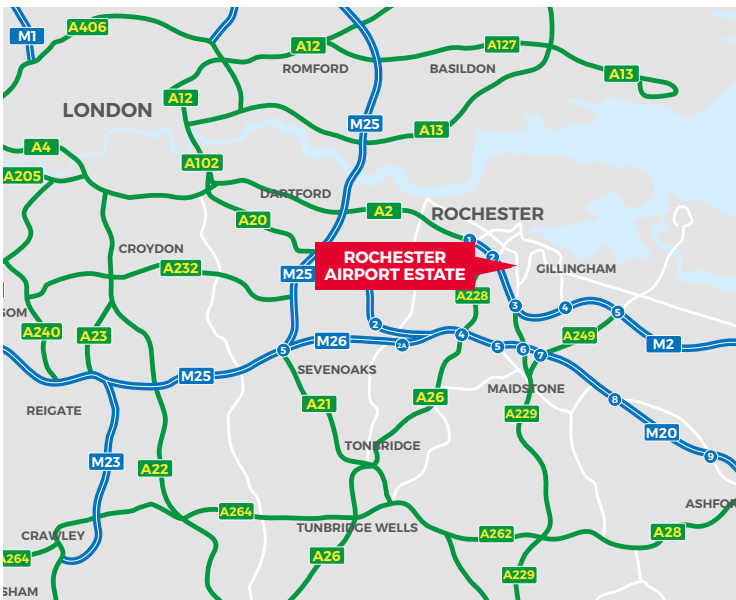


[www.ipif.com/rochesterairport](http://www.ipif.com/rochesterairport)

WAREHOUSE / INDUSTRIAL UNIT WITH OFFICES TO LET

**UNIT 651 ROCHESTER AIRPORT ESTATE**  
MAIDSTONE ROAD, ROCHESTER, ME1 3QJ





## LOCATION

Rochester Airport Industrial Estate is an established and popular location adjacent to the B2097 Maidstone Road and approximately 1.5 miles north of the M2 (Junction 3) motorway. There is also good access via the A229 to M20 (Junction 6) and Maidstone. Via both the M2 and M20 there is good access to the national motorway network and the Kent channel ports and Euro Tunnel.

## DESCRIPTION

The property comprises the majority of the semi-detached structure of brickwork elevations beneath a pitched metal clad roof. Eaves height is approximately 16' (4.8 metres). The warehouse/storage area has two manually operated roller shutter loading doors. There are two storey offices providing individual offices and WC facilities. Outside there is parking to the front and side.

## SPECIFICATION

- To be refurbished and redecorated throughout
- Metal clad elevations & roof
- Two manually operated roller shutter doors
- Eaves height is approx 16' (4.8 metres)
- Open plan clear workshop/storage area
- Two storey offices
- WC facilities
- Parking to the front and side

## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 651	FT <sup>2</sup>	M <sup>2</sup>	EPC
Warehouse & Offices	9,499	882.5	C - 65
<b>Total</b>	<b>9,499</b>	<b>882.5</b>	

## LEASE TERMS

The unit is available on new full repairing and insuring leases.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

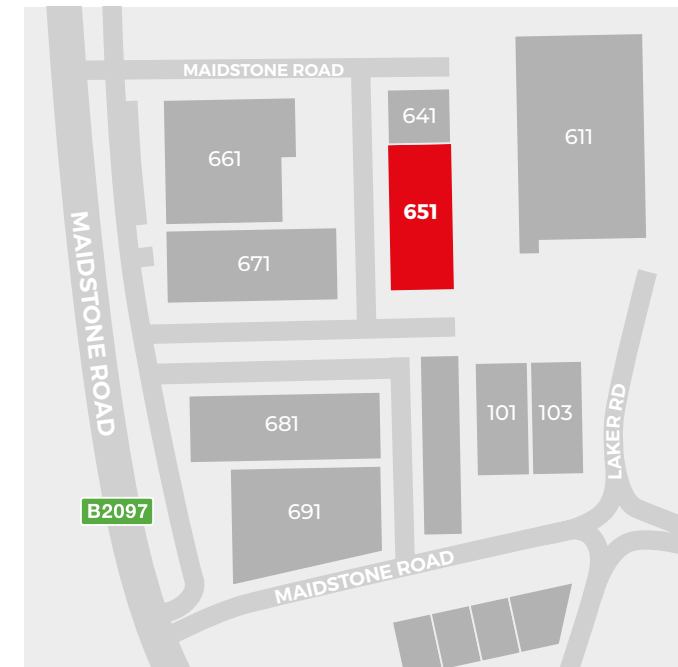
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



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