

TO LET

4,454 ft² (413.8 m²)



ACCESS TO M2 (J3)
& M20 (J6)



TO BE
REFURBISHED



ALLOCATED
PARKING SPACES



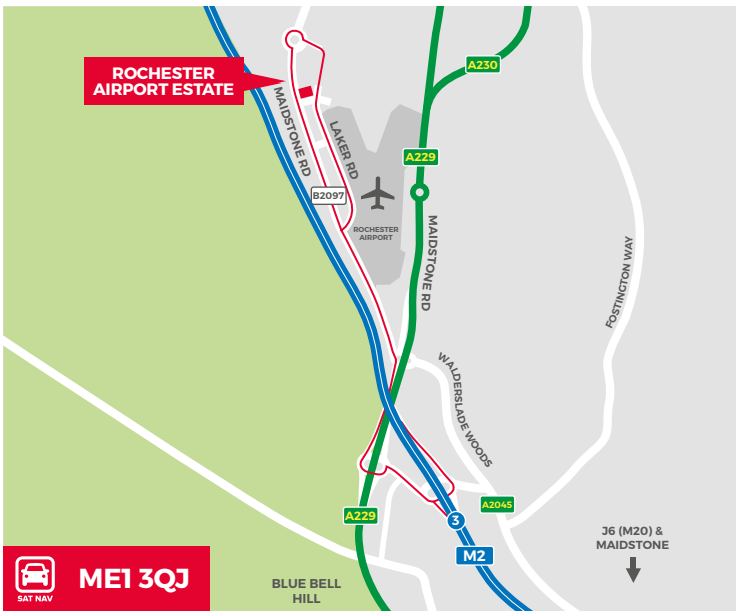
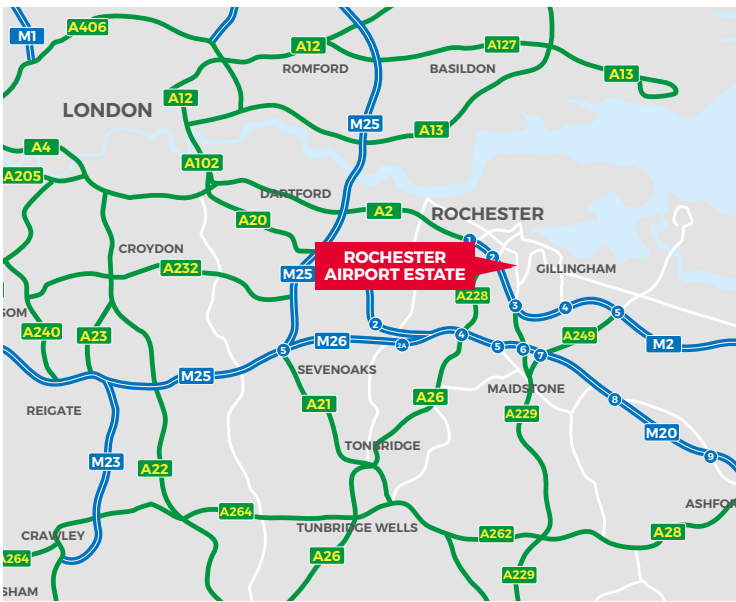
www.ipif.com/rochesterairport

WAREHOUSE / INDUSTRIAL UNIT TO LET

UNIT 1 STIRLING PARK

ROCHESTER AIRPORT ESTATE, LAKER ROAD, ROCHESTER, ME1 3QR





LOCATION

Stirling Park, within 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 a modern end of terrace industrial / warehouse unit of steel portal frame construction with profile metal clad elevations and roof with translucent light panels. The yard to the front of the unit provides allocated car parking and access to the unit via a sectional shutter door and separate personnel door into a ground floor office area of circa 200 ft². In addition there are 2 WCs and separate shower room plus tea point in a block to the rear of the office.

SPECIFICATION

- Clear internal height approx. 7 metres
- Manual sectional shutter door 3.5m x 4m
- 3 phase power supply
- Electric heating to office
- 6 allocated parking spaces plus ample yard area

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 1	FT ²	M ²	EPC
Ground Floor	4,454	413.8	D - 84
Total	4,454	413.8	

LEASE TERMS

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

BUSINESS RATES

Available upon request.

SERVICE CHARGE

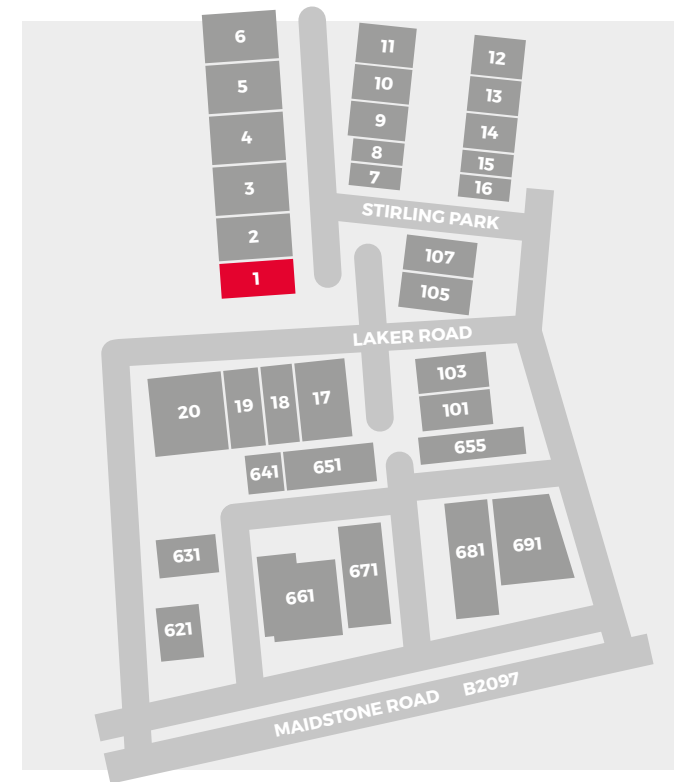
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

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.



On behalf of the landlord:

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