

Warehouse Investment For Sale

CORE
COMMERCIAL
01892 834483



**Unit 5, Kendon
Business Park
Maritime Close
Medway City Estate**

ROCHESTER
Kent ME2 4JF

Location

Situated on the established estate just off Anthony's Way, the A289 & Medway Tunnel.

Description

A steel portal frame trade warehouse unit with profiled steel cladding and roof. Roller shutter door with separate pedestrian access. 18 ft 9 ins eaves height (22 ft peak). Three phase power. Integral mezzanine showroom/office. Toilets. 6 parking spaces.

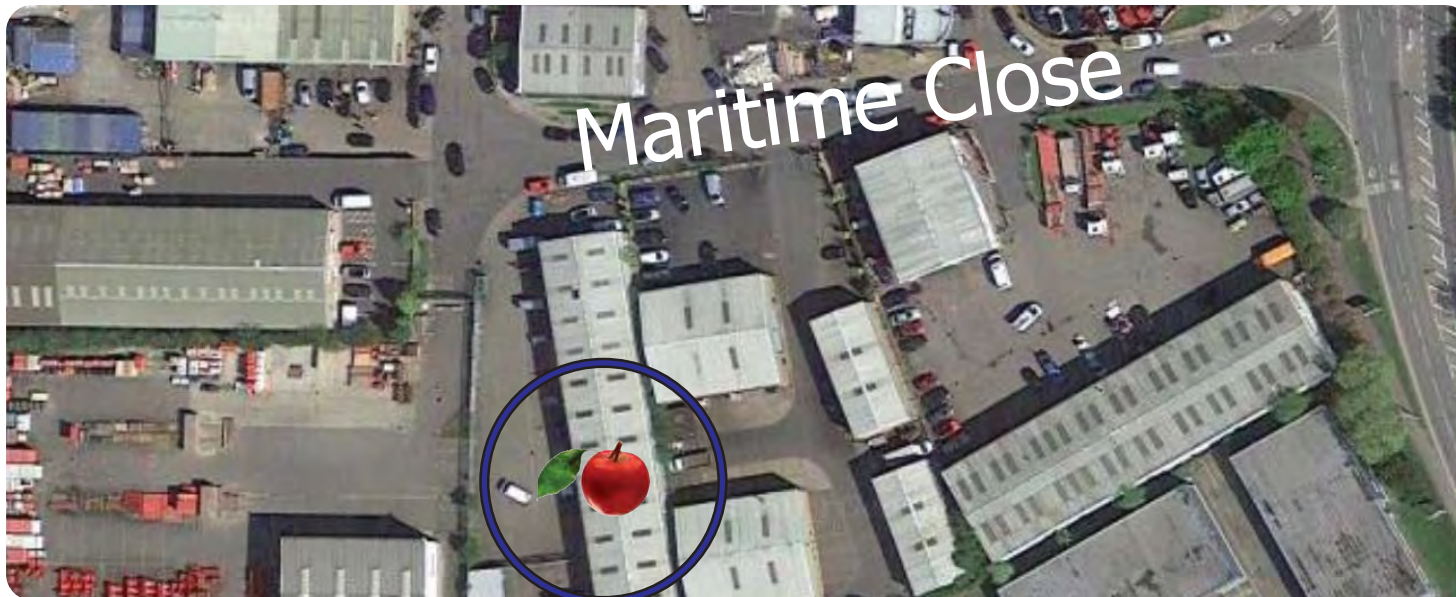
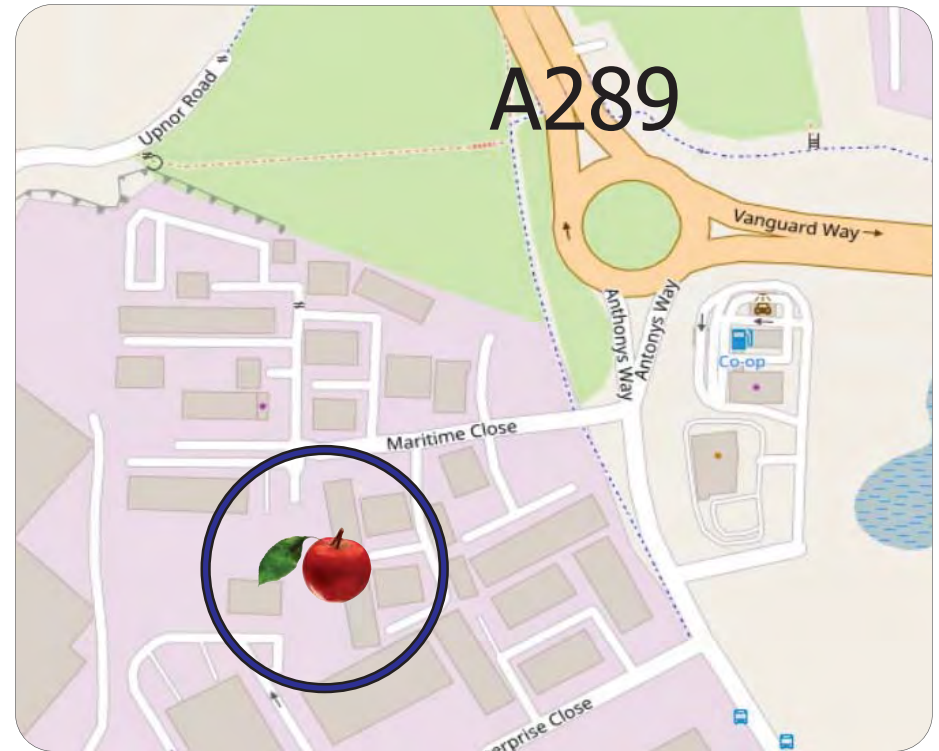
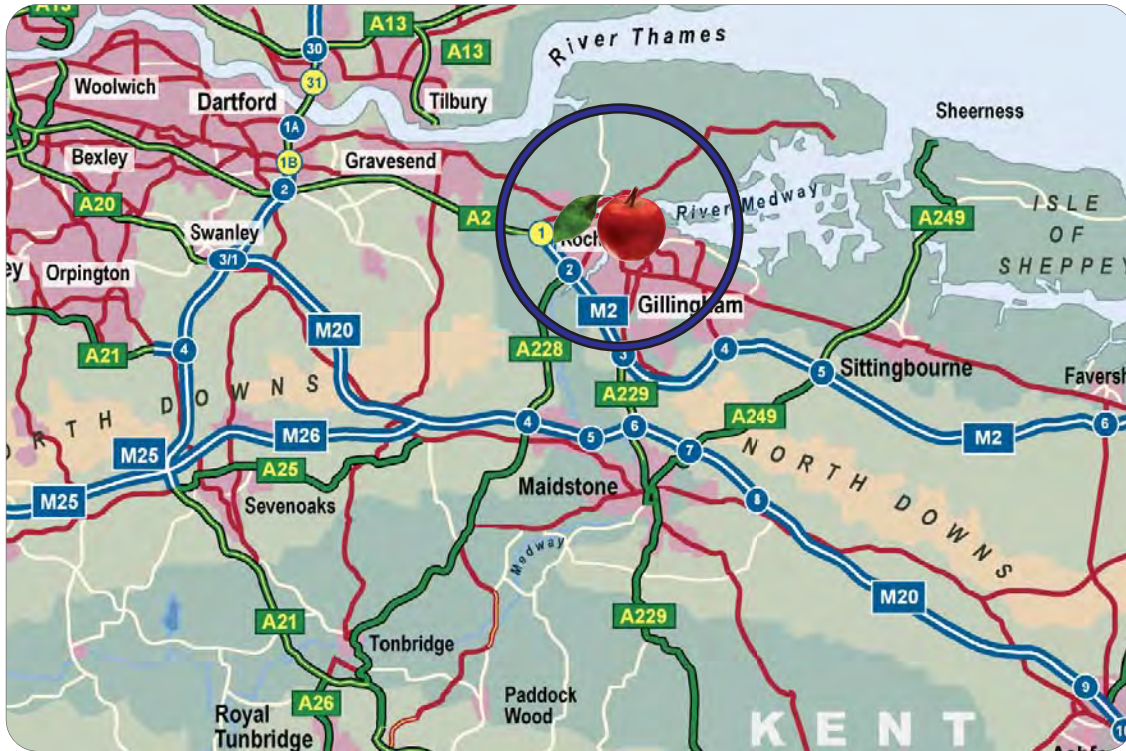
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|-----------|-------------------|
| Ground | 2 443 |
| Mezzanine | <u>1 277</u> |
| | 3 720 sqft |

Terms

Let at £26,000 pa to JP McDougall & Co Limited t/a Dulux Decorator Centre (T/o: £174m YE Dec 2020) on a FR&I lease with schedule of condition to 27/02/2025. Dulux have occupied unit for some 20 years. ERV £33,000 pa. For Sale freehold at **£525,000** plus vat (5.0% rising to 6.3% gross / £141 psf overall), subject to contract.



3,720 sqft
£525,000
5.0% -> 6.3%




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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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