

**FORMER VEHICLE RENTAL SITE
TO LET
FOORD STREET / DELCE ROAD
ROCHESTER
KENT**



- **SECURE SITE OF APPROX 0.44 ACRES**
- **SELF CONTAINED OFFICES & STORES
108.94m² (1,173ft²)**

LOCATION

The subject site is prominently located on the corner of Fort Street and Delce Road approximately a ¼ mile south of Rochester Town Centre. Junction 3 of the M2 motorway is close by providing excellent access links to other Medway Towns, Channel Ports and Central London.

DESCRIPTION

This former commercial vehicle hire site comprises of a secure surfaced yard area accessed via double gates from Fort Street. It provides extensive open storage potential as well as staff & visitor parking. Accommodation is provided at the entrance to the site in two single storey buildings. The main reception and office area is open plan and well finished with suspended ceilings and wall mounted electric heaters. This area is linked to the stores/workshop which can also be accessed by a single roller shutter door from the main yard. This space could however be utilised as additional offices if required. A further building provides additional site offices and staff facilities.

ACCOMMODATION

(All measurements are approximate and are calculated in accordance with the RICS Code of Measuring Practice)

Reception/Admin Offices:	40.37 m ²	(435ft ²)
Stores:	32.85 m ²	(354ft ²)
Site Office/Staff facilities:	35.72m ²	(385ft ²)
Total site area:	0.44 acres	

TERMS

The current lease is for a term of 10 years from 28th May 2005 subject to a Tenant Break Option as at 28th May 2010 upon giving no less than 6 months prior written notice. The current passing rent is £25,000 per annum exclusive of all outgoings and VAT (if applicable).

Please contact the agents for further information on the options available.

BUSINESS RATES

Interested parties should make their own enquiries through the local Business Rates Department.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with this transaction.

VIEWING

Viewing and further information is strictly by appointment through the Sole Agents.

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