

Warehouse / Industrial / Trade Counter

12,232 SQ FT (1,136 SQ M)

Colliers

TO LET

Former Builders Merchants

George Summers Close, Medway City Estate,
Rochester, Kent, ME2 4NS

- 0.93-acre self-contained site
- Minimum eaves height of 6.6m
- Generous yard and car parking provisions
- 2 x electrically operated roller shutter level access loading doors
- Low site density (approx. 30%)

Contact Us

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[Colliers.com/uk/industrial](https://www.colliers.com/uk/industrial)



Location

The property is located on George Summer's Close, Rochester on Medway City Estate, a major employment zone within Medway. Rochester benefits from strong road connectivity with the A289 and junction 1 of the M2 in close proximity, providing access to London, Kent and wider road networks including the M20, M25 and M26.

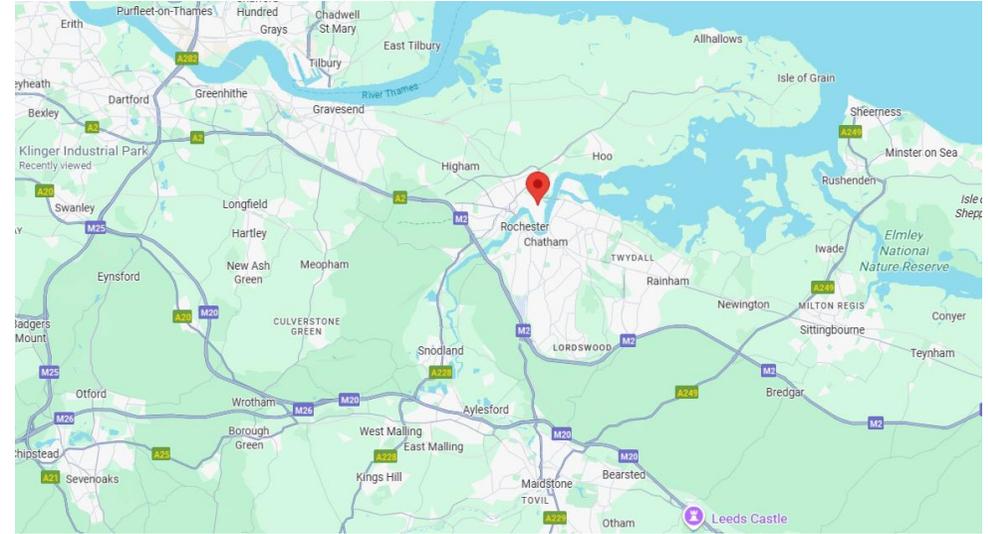
Description

The property comprises a single storey warehouse with an internal first floor mezzanine, ground and first floor warehouse store and office accommodation. The building extends to 12,232 sq ft and sits on a 0.93-acre site, benefitting from a low site density (c.30%).

The subject property features:

- 6.6m eaves rising to 7.6m at the apex
- Part brick, part metal clad elevations
- 2 x electronically operated roller shutter level access loading doors
- Large secure yard extending to approximately 24,000 sq ft (0.55 acres).

Areas (GIA)		
	SQ FT	SQ M
Warehouse	5,068	471
Warehouse Store	482	45
1 st Floor Mezzanine	991	92
1 st Floor Store	464	43
Offices	5,227	486
TOTAL GIA	12,232	1,136



Terms

The unit is available by way of a sub-lease or assignment of the existing lease, expiring February 2031. Alternatively, a new lease may be available directly from the Landlord. Please contact sole agents for further details.

Planning use

B1 and B8 use.

EPC

A copy of the EPC is available on request.

Legal Costs

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

VAT

All prices and other costs quoted exclusive of VAT.



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Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.



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