

**ARCHES @ 1053 – 1054, NORTH
STREET, ROCHESTER, KENT, ME2 4SH**

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

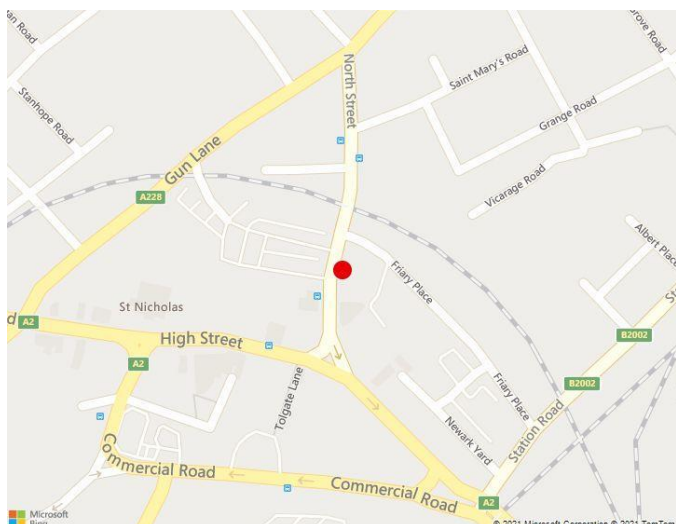


TOWN CENTRE STORAGE ARCHES TO LET

- Storage Arch
- Town centre location
- Rent from £175 pcm
- Secure palisade fencing
- Good access to motorway network
- High speed rail links

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Location

The property is situated just off the A2 in Strood on North Street. Conveniently less than a minutes walk from Strood High Street which has a variety of High Street retail outlets including Aldi, Wilko, Sports Direct, Boots, HSBC, Barclays, as well as the Strood Retail Park where operators including Next, Matalan, M&S Food, B&M, Argos and Starbucks. The property has excellent road connectivity being 1.8 miles from both J1 & J2 of the M2 and established Medway City Estate is within 1.5 miles. Strood Station is 0.5 miles away which has services to London St Pancras International in 35 minutes.

Description

Storage Arches To Let

Accommodation

There are a series of Railway Arches available, each self contained storage arches. The arches available are as follows;

Please note there is no water, power or wc with any of the arches.

Area	Sq Ft	Sq M
Arch 1053	532	49.42
Arch 1054	526	48.87

EPC

Not Required

Rateable Value

To be assessed

Rent/Price

From £2,100 Per Annum Exclusive per Arch

Terms

To take a new lease by negotiation.

Legal Costs

£395 + VAT for a Standard Tenancy (usually 3 or 6 years)

£350 + VAT for a Licence to Alter (if required)

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.