

Buildings 62/63 & 66, Ordnance Yard

Upnor Road, Lower Upnor, Rochester, Kent, ME2 4UY



Industrial / Warehouse with Offices FOR SALE

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Key Features

- Freehold For Sale
- Well Presented Workshop Buildings With Air-Conditioned Offices
- 0.55 Acre Site
- Good Sized Yard & Parking Area
- Beautiful Location
- EPC B

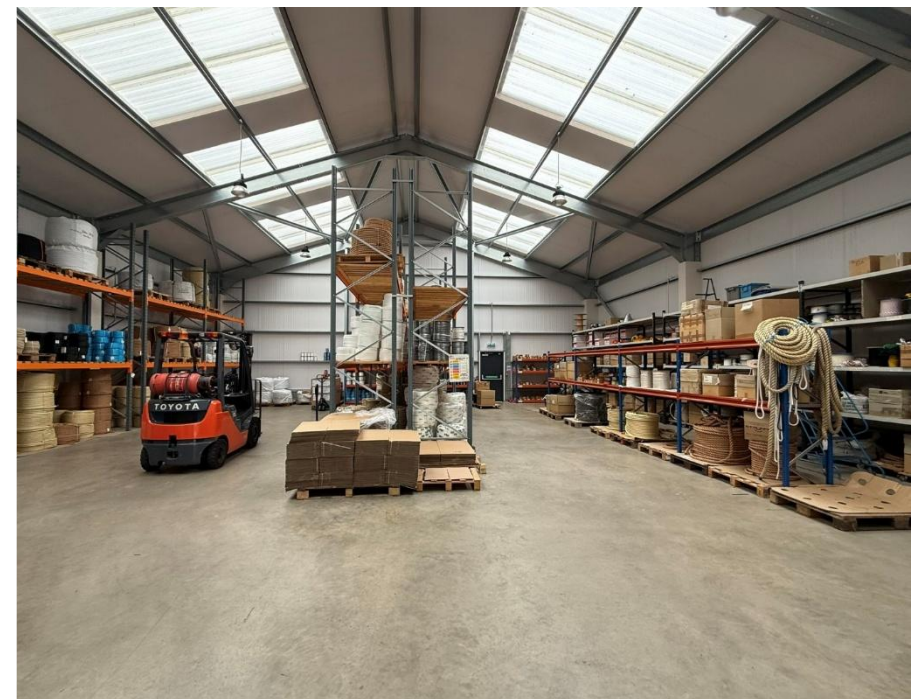
Description

-- FREEHOLD INDUSTRIAL UNITS FOR SALE -- FINISHED TO AN EXCELLENT SPECIFICATION -- AVAILABLE DUE TO RELOCATION --

Ordnance Yard is an historic riverside military storage complex located in the village of Upnor, along the banks of the River Medway, established in the 17th century as part of England's naval defence system working closely with nearby Upnor Castle. It has now been converted to a mixed-use site of residential and commercial occupiers with on-site restaurant and benefits from around 3.5 acres of landscaped amenity land with a beautiful waterfront setting.

The available property comprises a new building No. 66, completed in 2019 with main warehouse, workshop and first floor air-conditioned offices which has been finished to a high specification and presents well. There are also two smaller ancillary buildings Nos. 62 and 63, which date from the use of the site as an ordnance depot. No. 63 has been refurbished and provides a workshop with new kitchen and toilets and is capable of independent use, No. 62 is a basic small store with electricity only. In front of the buildings is a good-sized hard surface forecourt providing ample space for deliveries and turning. It includes nine demarcated parking spaces.

Buildings Nos. 66 and 63 have electric heating and all main services connected with the exception of mains gas, which is not available. The offices in No. 66 have air conditioning. Building No. 62 has an electricity supply only.



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Accommodation

The site comprises a new building No. 66, completed in 2019 with main warehouse, workshop and first floor air-conditioned offices. There are also two smaller ancillary buildings Nos. 62 and 63, which date from the use of the site as an ordnance depot. No. 63 has been refurbished and provides a workshop with new kitchen and toilets and is capable of independent use. No. 62 remains a weather tight basic small store with electricity only. No. 66 the new building is of steel frame construction with part brick, profile steel cladding and glazed external elevations beneath a pitched profile steel clad roof with translucent roof lights. On the ground floor there is the main reception area with full height storage area to the rear. Upstairs are primarily open plan air-conditioned offices offering lovely views over the river. It has been finished to a high specification. Buildings Nos. 66 and 63 have electric heating and all main services connected with the exception of mains gas, which is not available.

The properties have been measured on a Gross Internal Area (GIA) basis as follows;

Area	Sq Ft	Sq M
Building 66		
GF Warehouse / Workshop / Reception	4,233	393.25
FF Offices / Kitchen / WCs	1,279	118.82
Building 63		
GF Workshop / Kitchen / WCs	3,225	299.60
Building 62		
GF Stores	249	23.13
Total	8,986	834.80

In front of the buildings is a good sized hard surface forecourt providing ample space for deliveries and turning. It includes nine demarcated parking spaces and sits on a total site area of 0.55 Acres.

Rateable Value

The rating assessment is encapsulated under one assessment as follows;

RV £58,500 @ 55.5p in the £

Rates payable £32,467.50 for the year 2025/26

Price

Offers in the region of £1,495,000

Freehold with Vacant Possession

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

EPC

Rating B (44)

Legal Costs

Each side to bear its own legal and professional costs

Anti-Money Laundering Regulations

In accordance with HMRC Anti Money Laundering regulations, we must undertake full identity verification checks on all purchasers. Interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.



Approx. Site Area



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Location

The property is situated on the west bank of the River Medway on part of a former Victorian ordnance depot which now forms a mixed industrial complex with the listed buildings restored and converted to office and workshop uses.

Lower Upnor is a small village and is the home of Medway Yacht Club and Upnor Sailing Club. Upnor Castle, a preserved monument, is close by.

The site lies about 2.5 miles northeast of Rochester and is within the Medway Towns area. Maidstone lies about 13 miles to the south. Access on to the M2 leading to the M25 is within a few miles via the A289 with Central London about 35 miles to the west. The nearest main line station is Strood providing a service to London St Pancras in 33 minutes.

What3Words Location:- <https://w3w.co/rails.bars.wished>

For all Viewings and Enquiries contact:



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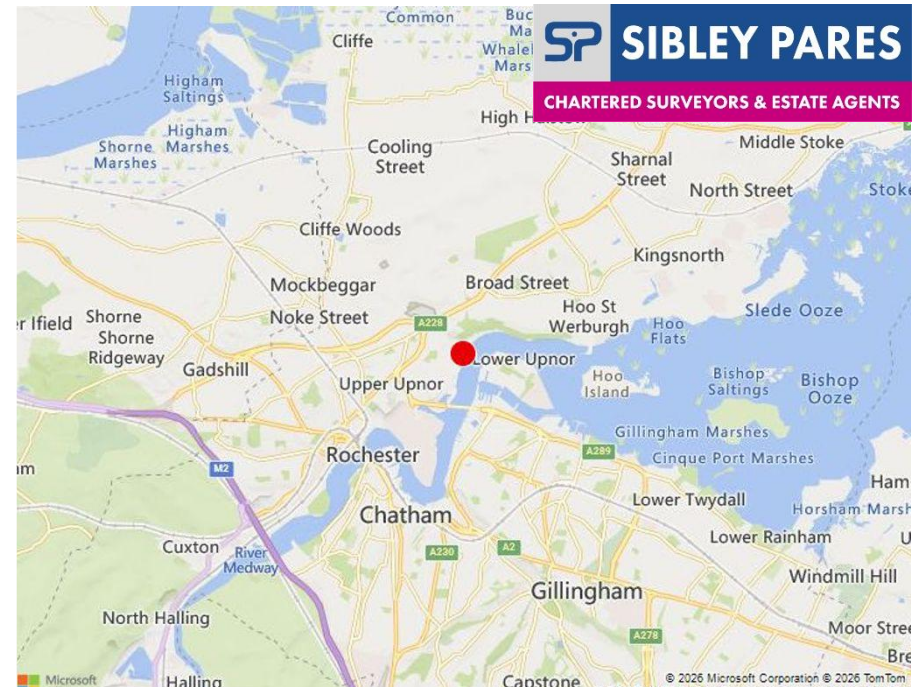
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. 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.



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