

To Let

Development Site /
D&B Opportunity

Land at Maidstone Road
Rochester, ME1 3AU

Key information

- Development site close to M2
- Potential to develop out to an occupier's agreed specification
- Existing planning consent for 24,000 sq ft industrial unit but potential for other developments
- Accessible location close to Rochester Airport
- Split of the site would be considered



Location

The site occupies a prominent location on the B2097 Maidstone Road close to Rochester Airport and 1.6 miles to the north west of J3 of the M2.

The surrounding area is a mixture of commercial uses with the Royal Mail directly to the North.

Other occupiers nearby include Howdens Joinery, Wren Kitchens and the Kings Rochester Sports Centre.

Description

The property consists of a roughly rectangular greenfield site extending to 1.558 hectares. (3.850 acres)

Subject to agreeing a scheme our client would consider developing out a unit to your specification.

Alternatively taking the site in part or whole for a yard would also be considered.

Accommodation

The property comprises the following approximate site area:

	Hectare	Acre
Total Site Area	1.558	3.850

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Planning

The site currently has a planning consent for a commercial vehicle depot of 2330 sqm (24,000 sq ft) Link to the consent below.

[Current Planning Consent](#)

Energy Performance

Energy Performance Asset Rating – N/A



Terms

Terms dependent on scheme requirements.

- ❑ Site could be leased as a whole
- ❑ Site could be leased in parts
- ❑ Client may deliver a new building (to lease) to a tenants specification on all or part of the site.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

The site can be viewed from the roadside at any time

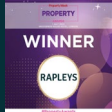


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