

# Lakeside Park & Neptune Business Park

Strood, Rochester,  
ME2 4LT

Industrial unit to let  
1,855 - 10,242 sq ft



# Industrial units to let

1,855 – 10,242 sq ft



Good access to  
M2 J1&4



Up-and-over loading  
doors



Modern industrial units



Dedicated loading  
areas



On-site parking

Lakeside Park is part of the Medway City Estate, an established industrial and commercial area where some 2 million sq ft of accommodation has been developed since 1986.

These modern, purpose-built industrial units are available in a range of sizes, with some also including office space. The units have up-and-over loading doors and a private loading area. There is good access to the M2 via junctions 1 and 4.



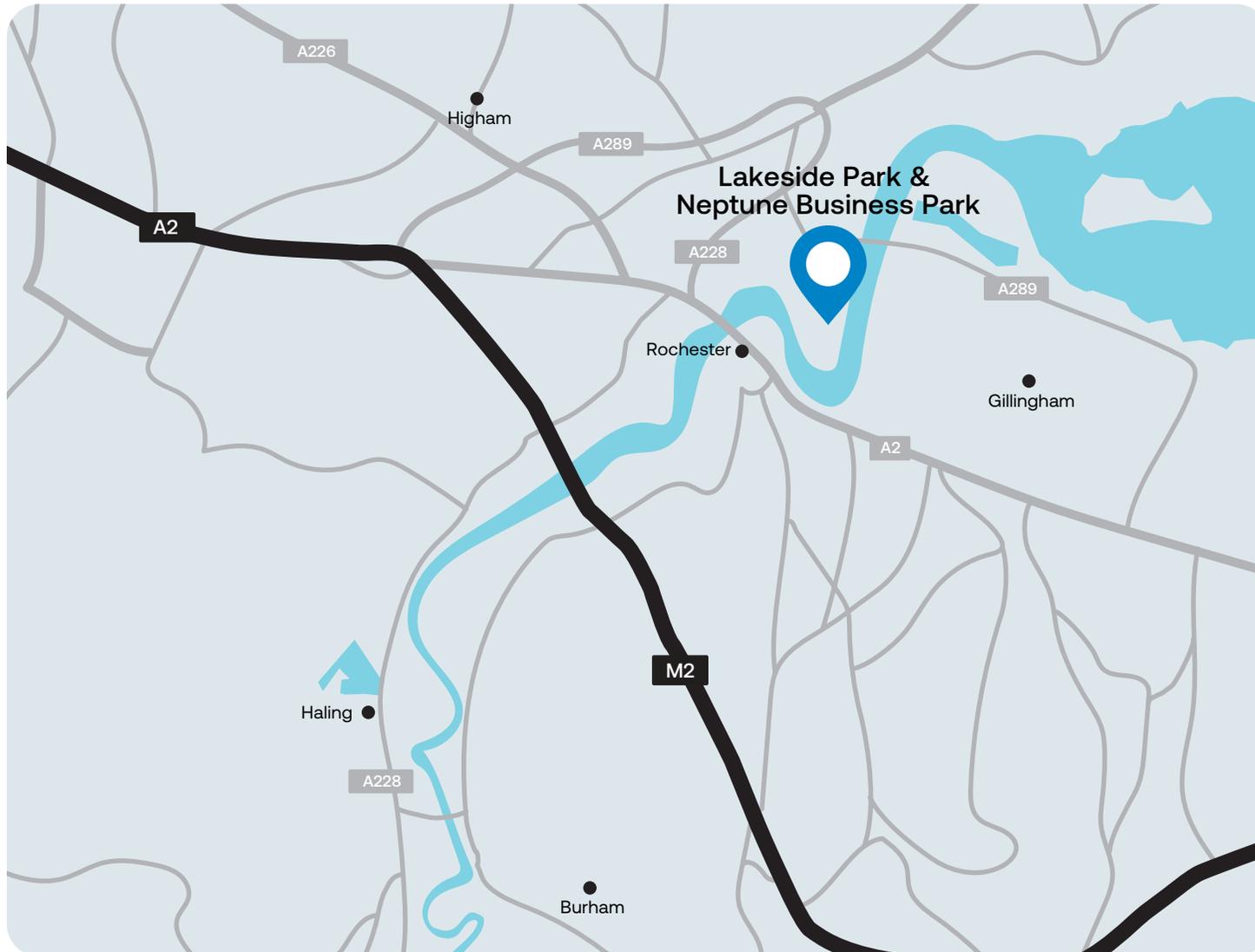
# Site plan & accommodation



Unit	Property Type	Size (Sq Ft)	Availability	Rent
Unit D11	Office	4,124	Immediately	£4,165 PCM
Unit E17	Warehouse	4,263	Immediately	£5,000 PCM
Unit 3	Warehouse	1,855	Under Offer	£2,685 PCM
<b>Total</b>	-	<b>10,242</b>	-	-



# Location



Located off the M2 motorway via the Medway Towns Northern Relief Road and the Medway Tunnel. The M2 in turn gives good access to the M25 and London orbital motorway to the west and the channel ports to the east.



# Travel times

## Cities

Distance

London 117 miles

Coventry 140 miles

## By Train

Distance

Rochester 4 miles

## By Air

Distance

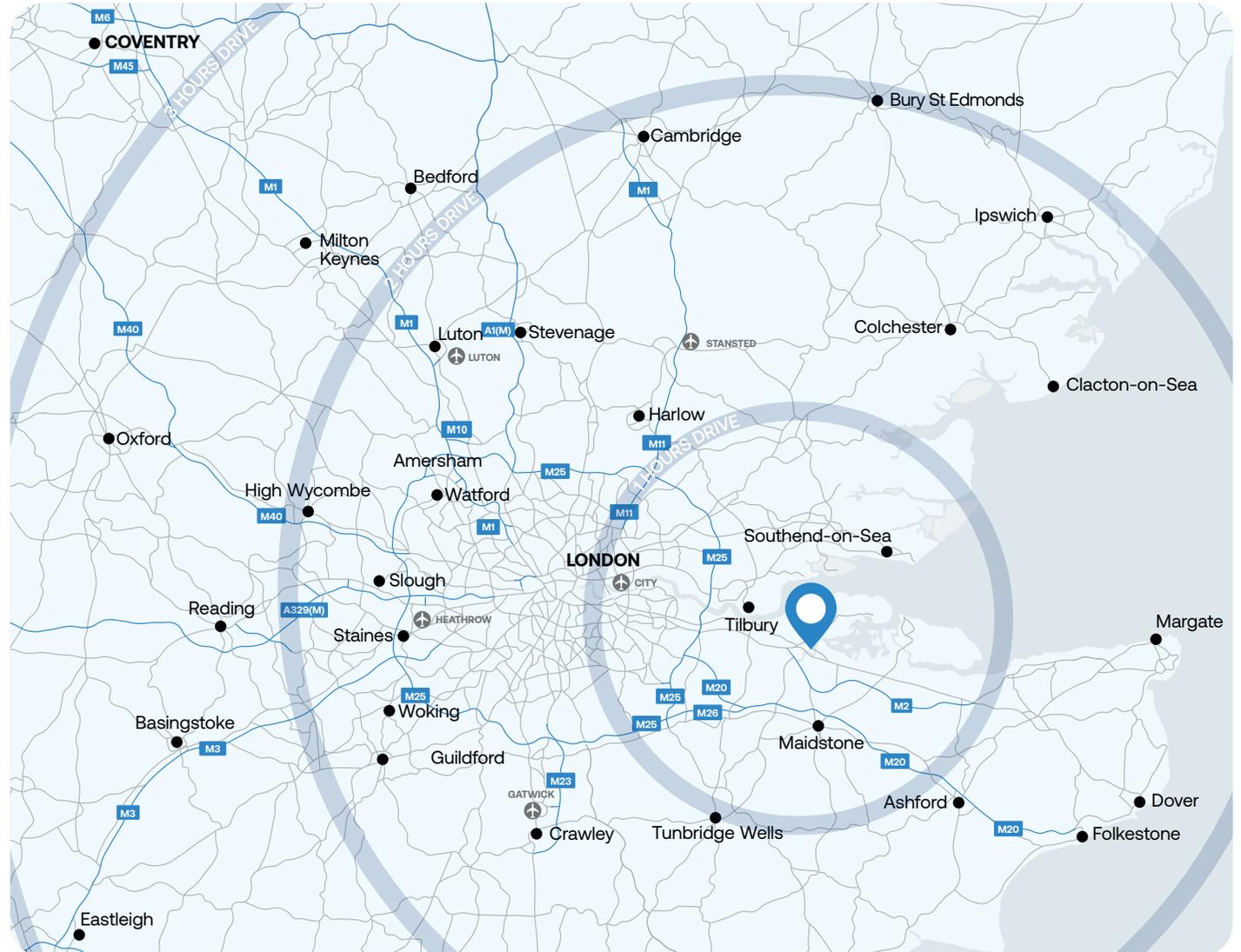
London City Airport 29 miles

London Southend Airport 42 miles

## Motorways

Distance

M2 6 miles



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### Further information:

**EPC**  
Rating C - D11  
Rating B - 17  
Rating B - 3 Neptune

**Terms**  
Available on new full repairing  
and insuring leases.

**VAT**  
VAT will be payable where  
applicable.

**Legal Costs**  
All parties will be responsible  
for their own legal costs  
incurred in the transaction.

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