

# Lakeside Park & Neptune Business Park

Strood, Rochester,  
ME2 4LT

Industrial unit to let  
1,920 - 4,263 sq ft



# Industrial units to let

1,920 – 4,263 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.

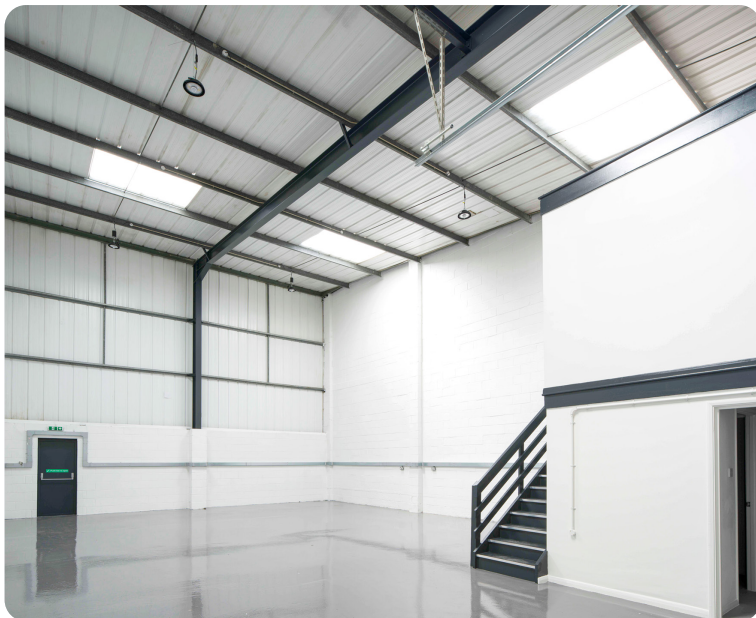
These modern, purpose-built industrial units are available in a range of sizes, with some also including office space. The units have up-and-over loading doors and a private loading area. There is good access to the M2 via junctions 1 and 4.



# Site plan & accommodation



Unit	Property Type	Size (Sq Ft)	Availability	Rent
Unit 4	Warehouse	1,920	Immediately	£2,855 PCM
Unit E17	Warehouse	4,263	Immediately	£5,000 PCM
<b>Total</b>		<b>6,183</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

London 117 miles

Coventry 140 miles

## By Train

Rochester 4 miles

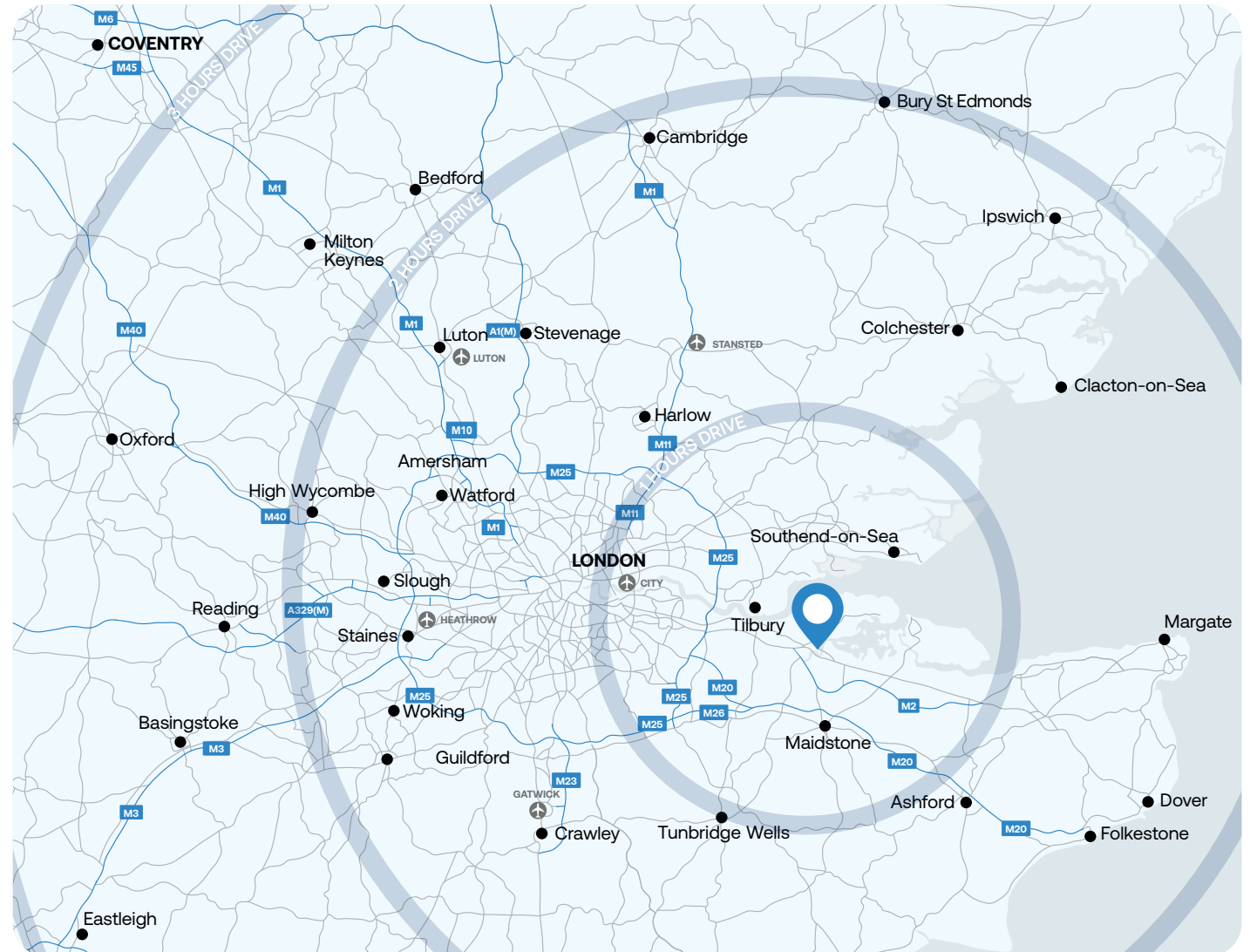
## By Air

London City Airport 29 miles

London Southend Airport 42 miles

## Motorways

M2 6 miles



# Lakeside Park & Neptune Business Park

Strood, Rochester, ME2 4LT  
Industrial units to let | 1,920 - 4,263 sq ft

[Book a viewing](#)

## Mileway

Ezekiel Eboda  
southeast@mileway.com  
0203 991 3516



Kevin Dempster  
kevindempster@watsonday.com  
07860 504620



Mark Coxon  
mcoxon@caxtons.com  
07969 973809

### Further information:

**EPC**  
EPC is payable upon request.

**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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.