

UNIT TO LET

10,375 ft² (964 m²)



COMPREHENSIVE
REFURBISHMENT
UNDERWAY



TARGET PC
Q1 2026



NEW
ROOF



INDICATIVE



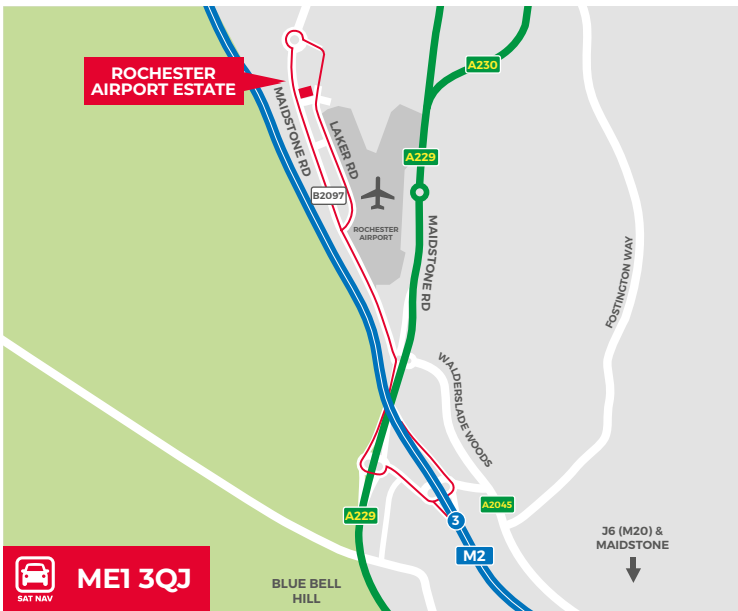
CGI/INDICATIVE IMAGE

www.ipif.com/rochesterairport

PROMINENT DETACHED WAREHOUSE / INDUSTRIAL WITH SECURE YARD

UNIT 681, ROCHESTER AIRPORT ESTATE
MAIDSTONE ROAD, ROCHESTER, ME1 3QR

IPIF



LOCATION

Rochester Airport Industrial Estate is an established and popular Industrial location adjacent to the B2097 Maidstone Road approximately 1.5 miles north of the M2 (Junction 3) motorway. There is also good access via the A229 to M20 (Junction 6) and Maidstone. Via both the M2 and M20 there is good access to the national motorway network, the Kent channel ports and Euro Tunnel.

DESCRIPTION

Refurbished warehouse occupying a fantastically prominent location fronting Maidstone Road. The premises benefits from dedicated yard and parking to the front of the unit and a substantial secure gated yard to the side elevation. Loading access is via a single shutter door to the front of the unit. A separate glazed entrance door has been installed with windows to the ground floor office and the unit will benefit from WC facilities and a kitchen point. The refurbishment will include the complete replacement of the roof and installation of EV charging.

SPECIFICATION

- Great prominence to Maidstone Road
- Comprehensive refurbishment to include new roof
- Visible elevations clad in metal profile sheeting
- Newly created front yard and parking area
- Single level access loading door to front elevation
- Secure, fenced and gated side yard
- EV chargers
- Eaves height of 4.3m

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 681	FT ²	M ²	EPC
Ground Floor Office	823	76.5	TBC
Ground Floor Warehouse & Anc.	9,552	887.5	
Total	10,375	964	

LEASE TERMS

The unit is available on new full repairing and insuring lease.

BUSINESS RATES

The rates will require re-assessment following refurbishment

SERVICE CHARGE

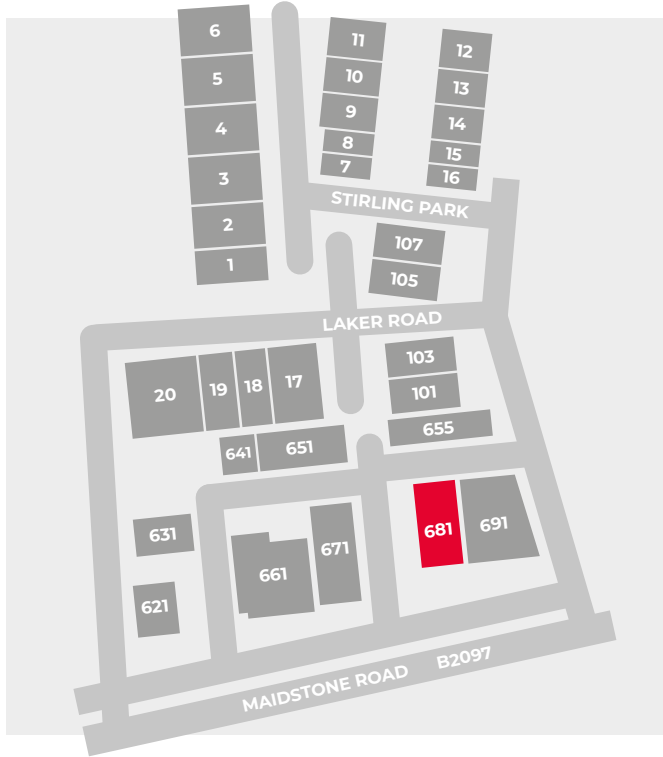
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



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