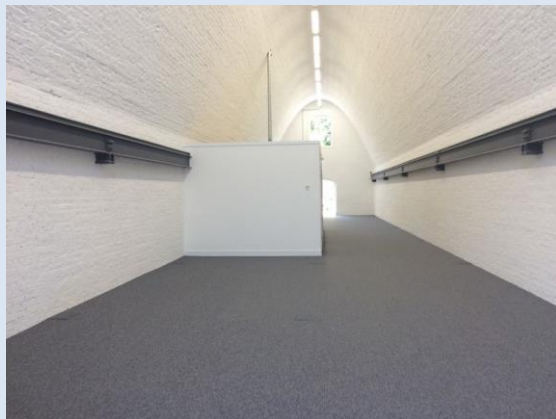


## RARE OFFICES TO LET | Bay 4 available



### **MAGAZINE B**

Ordnance Yard, Upnor Road, Lower Upnor | Kent | ME2 4UY



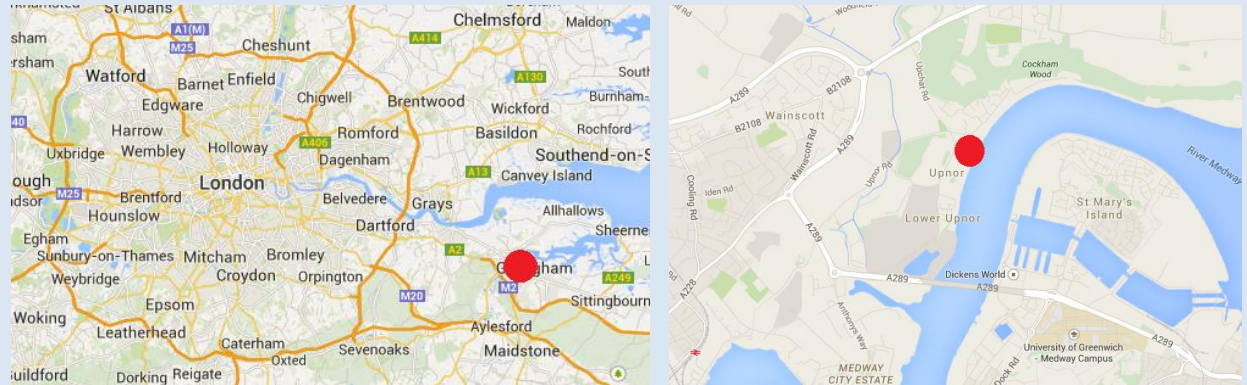
## Summary

- Grade II\* Listed former Victorian storage sheds.
- Listed building consent and planning for conversion to B1 Office Use.
- Under Floor Heating
- 1407 sq. ft
- Rent: **£20,000pa** plus VAT.
- Negotiable lease
- 4 Car parking spaces.
- Part of a larger residential and commercial development site.



## Location

The village of Lower Upnor is approximately 2.5 miles from Rochester and 13 miles from Maidstone. Transport links are very good with a regular Bus Service to the village and fast train times from Strood (2 miles away) to London St Pancras International being approximately 34 Minutes. By road the A289, M2 and A2 give direct access to London, the M25, M2 or south and east towards Dover and Europe.



Lower Upnor is a desirable riverside settlement with a vibrant community with Medway Yacht Club and Upnor Sailing Club, two pubs, church and numerous walks. Upnor Castle is also adjacent to the property.

## Ordnance Yard

The property sits within a larger mixed commercial and residential development site. There are already in place with 16 new apartments and 12 semi-detached houses by Mulberry Homes. Works are well underway for a further 8 apartments.

Also onsite is a restaurant and other industrial and office properties.

Sufficient infrastructure has been put in place to include edge of site power, telecoms, water and drainage which supply's both the residential scheme and the subject property. New roads, pavements, car parking and landscaping have also been provided to the whole site.

## Accommodation

Magazine B was built as a munitions store to house filled shells that were produced in other buildings on the Ordnance Yard site. The interior construction displays a stunning brick arched ceiling six meters high which has been painted white.

The net internal area for each bay is approximately 1407 sq ft or 130.77 sq m. This includes the main office space, the kitchen of 57.2 sq. ft and a filing area of 76.35 sq. ft.

The units are currently vacant and in open plan.

There are two disabled size toilets and a utility/cloakroom as well as a kitchen which will have a dishwasher and fridge provided to be maintained by the Tenant.

The wiring is brand new to BS 5736 and there is new LED lighting along the ceiling arch. You will also benefit from modern underfloor heating and floor mounted electrical sockets.

The owner has carefully considered the wiring allowing for a channel either side of the new flooring for wires. You will benefit from the enhanced CAT 6 cabling (compared with normal CAT 5).

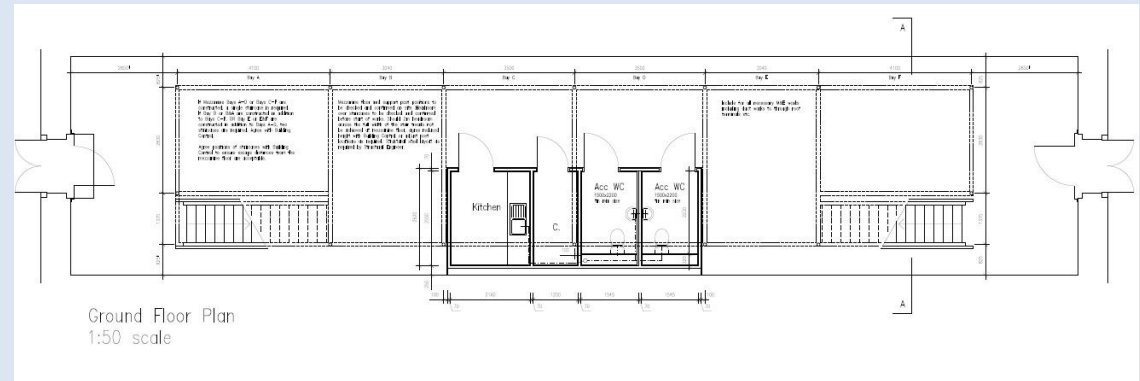
A fire & smoke alarm is installed.

## Contacts

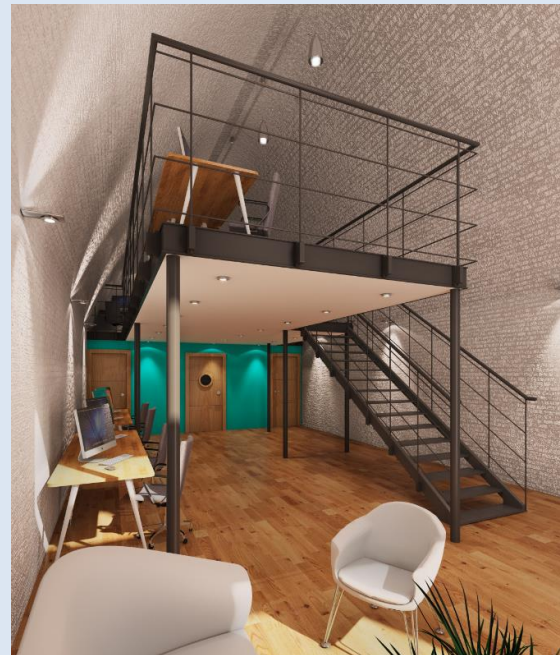
For further information, or to arrange a viewing, please contact:  
Michael Parkes Surveyors Ltd on 01634 294 994  
Or email Emma at [ecatterall@michaelparkes.co.uk](mailto:ecatterall@michaelparkes.co.uk)

**Michael Parkes**  
CHARTERED SURVEYORS

## Mezzanine Option



Not to Scale: For indicative purposes only.



Computer generated images. For indicative purposes only.

There is a potential for a full mezzanine floor and pads have been laid in the underfloor heating to accommodate future construction.

