

Pelican View Business Park

ROCHESTER, KENT ME1 3YN

TO LET

Phase 2
AVAILABLE

Open storage

Available Now

Phase 1
COMPLETED

Phase 3
COMPLETED

M2

M2

SAT NAV:
ME1 3YN

PHASE 1 NOW COMPLETED



in occupation



Phase 2

1.4 acres for open storage

[CLICK HERE TO SEE VIRTUAL TOUR](#)

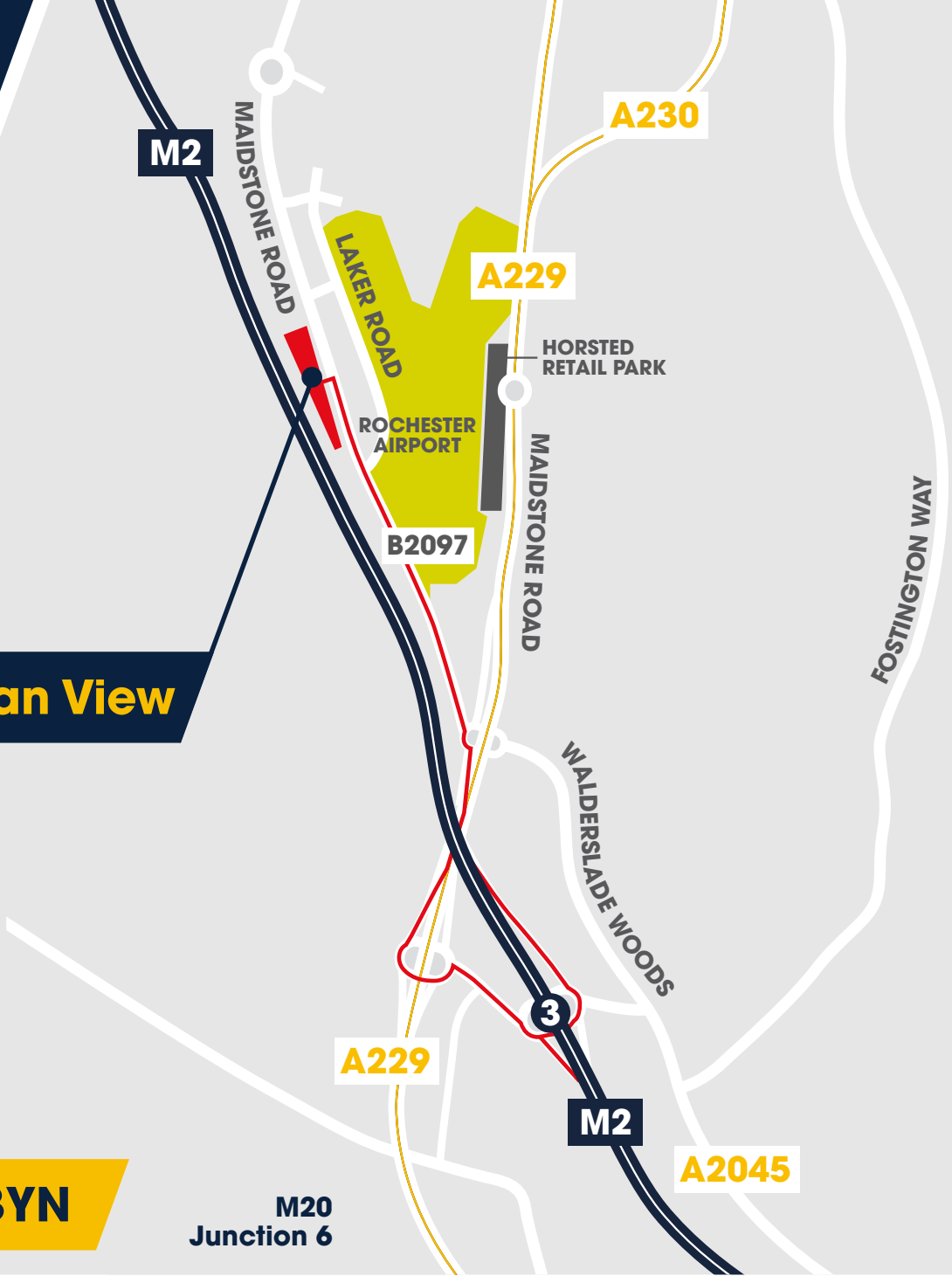
Location

Pelican View is in an established and popular location adjacent to the B2097 Maidstone Road, Rochester and approximately 1.5 miles north of the M2 motorway (junction 3). There is good access via the A229 to M20 (junction 6) and Maidstone. In turn there is good access to the national motorway network and the Kent channel ports and Eurotunnel.



Pelican View

SAT NAV: ME1 3YN



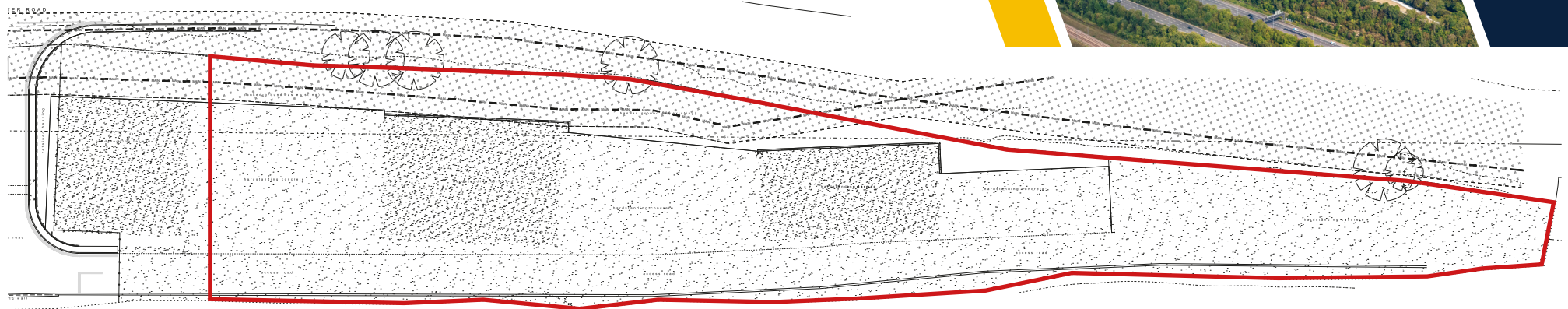
**M20
Junction 6**



Accommodation

- Open storage area 1.4 acres approx
- Fully surfaced site, fenced and gated
- Capped services to site

Phase 2 Plan Open storage



Not to scale. Indicative only.

Terms

The site is available to let for open storage (subdivision from 1 acre may be considered).

Business Rates

To be assessed.

Service Charge

There will be an estate service charge for the upkeep of the access road.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT.



Viewing and Further Information

Please contact the joint sole agents:



Kevin Dempster
kevindempster@watsonday.com

Richard Turnill
richardturnill@watsonday.com



John Allan
john.allan@avisonyoung.com

Saffron Harding
saffron.harding@avisonyoung.com

