

RARE OFFICES FOR SALE | 8 Unique Bays Available Individually



MAGAZINE B

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



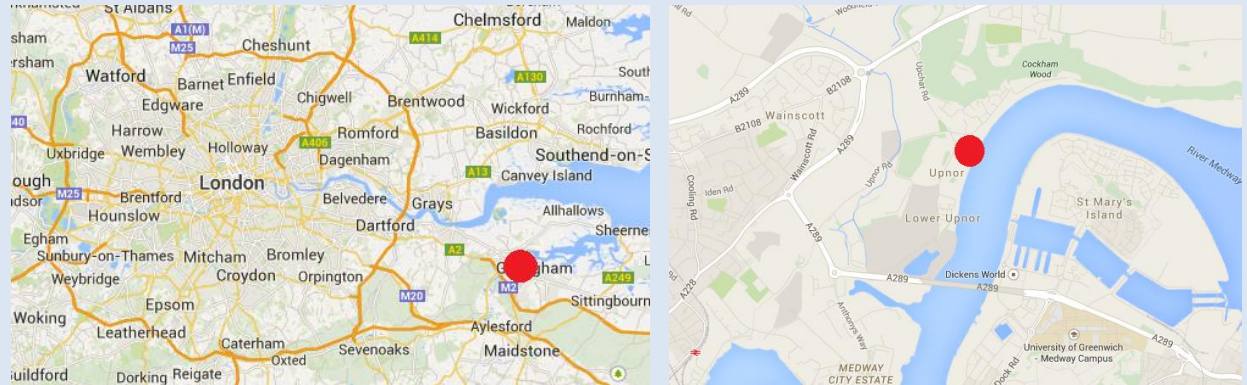
Summary

- 8 x Grade II* Listed former Victorian storage sheds.
- Listed building consent and planning for conversion to B1 Office Use.
- All 8 bays are available to buy individually.
- Each bay comprises 1,710 sq ft although purchasers could increase the area to 2,424 sq ft with a new mezzanine floor at their own cost. (See CGI overleaf).
- Price: **£200,000** per bay subject to contract and exclusive of VAT.
- 32 Car parking spaces (4 spaces allocated per bay).
- 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.

Development Site

The property sits within a larger residential development site with planning for 12 new homes and 16 new apartments by Mulberry Homes. Works are underway with completion anticipated in mid to late 2017.

Sufficient infrastructure has been put in place to include edge of site power, telecoms, water and drainage which will supply both the residential scheme and the subject property. New roads, pavements, car parking and landscaping have also been provided to the whole site. There is also a restaurant, Powder & Magazine at the entrance to the site.

A leisure marine development is also planned for the river frontage directly opposite the subject property.

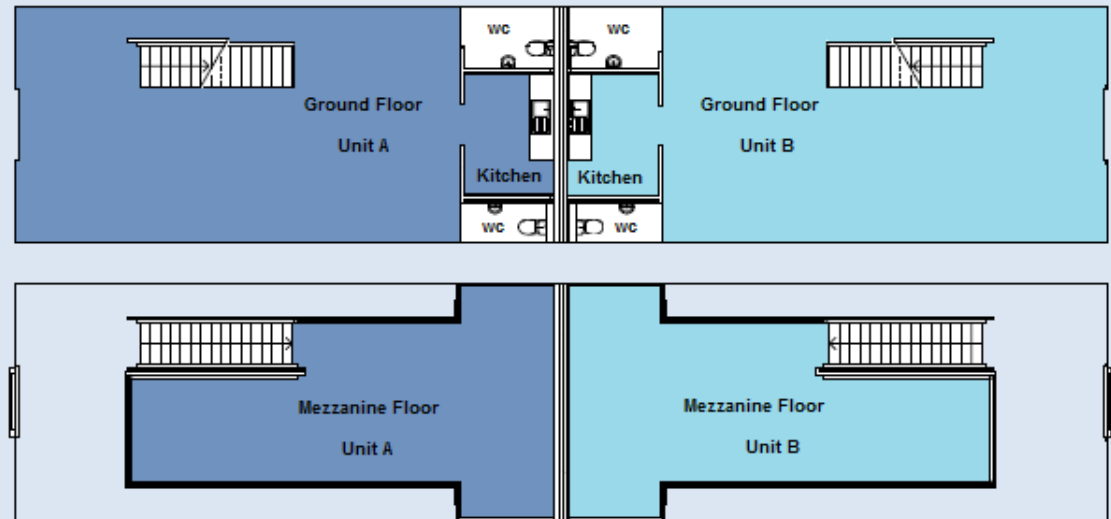
Accommodation

Eight Grade II* listed former Victorian brick built bays known as Magazine B with listed building consent and planning for conversion to B1 Office Use.

The net internal area for each bay is approximately 1,710 sq ft and 13,680 sq ft for all eight units. There are 32 car parking spaces surrounding the property with additional parking on site.

BAY	SQ FT	SQ M
Bay 1	1,710	159
Bay 2	1,710	159
Bay 3	1,710	159
Bay 4	1,710	159
Bay 5	1,710	159
Bay 6	1,710	159
Bay 7	1,710	159
Bay 8	1,710	159
TOTAL	13,680	1,271

Split Bay Options



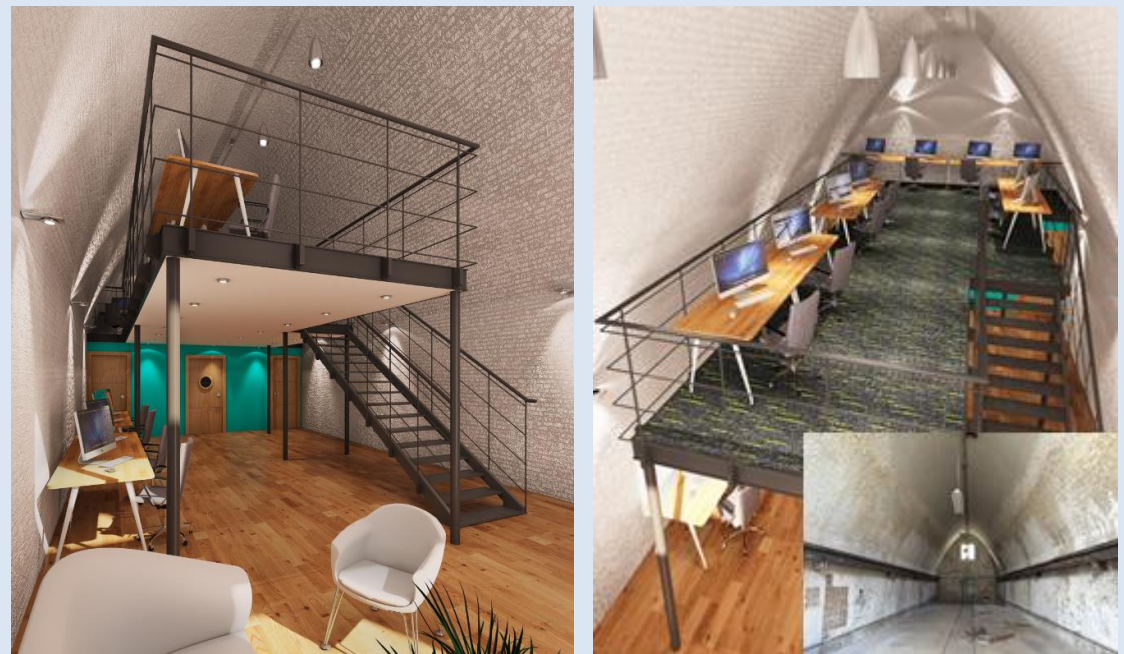
Not to Scale: For indicative purposes only.

Opportunity

This is a rare opportunity to convert each bay into modern offices for owner occupation or investment purposes.

The units are currently vacant and in open plan and could be refurbished to provide good quality modern offices. Mezzanine floors could be installed to increase the square footage and the bays could also be split to accommodate two separate office occupiers (See proposed plans and computer generated images).

Although each of the eight units are self-contained they can be inter linked by the opening up of the bricked up arch ways in the walls between each unit.



Computer generated images. For indicative purposes only.

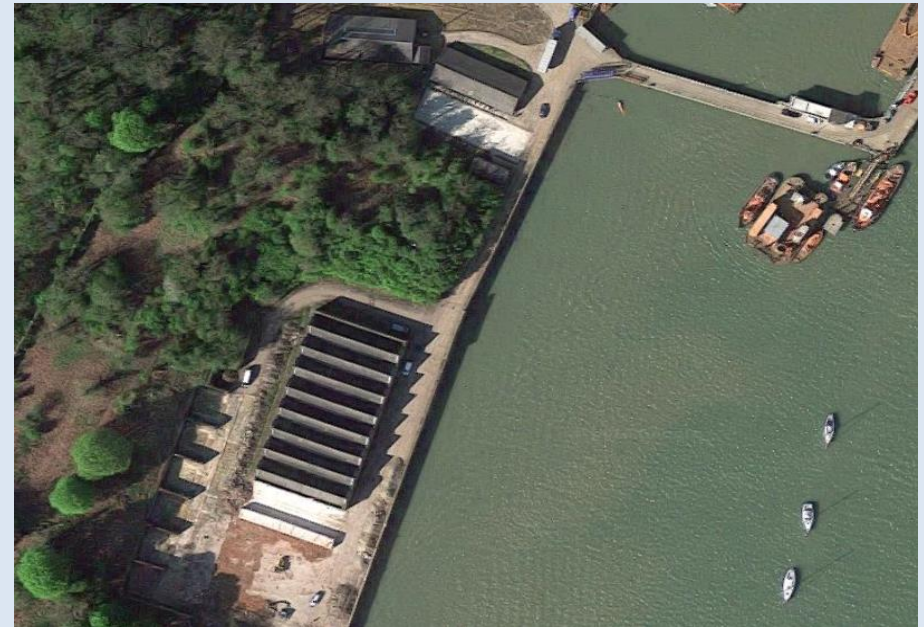
Proposal

These unique and historical buildings are each available to buy at a guide price of **£200,000** (Two Hundred Thousand Pounds), subject to contract and exclusive of VAT. This represents a capital value of £116.95 per sq ft.

As the bays are to be sold in their existing shell condition the vendor will undertake to carry out considerable improvement works to the external part of the building and also provide infrastructure and services. These works would include:

New roofing, external painting, brickwork renovation, joinery renovation, laying of power cables, gas pipes, water pipes and Southern Water connection, BT ducting, foul water pipes and mains connection.

N.B. Purchasers will need to undertake their own internal Category B fit out works which might include a new mezzanine floor, WC's and kitchen.



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

Michael Parkes
CHARTERED SURVEYORS

Important Notice: Michael Parkes Surveyors Limited for itself and for the vendors or lessors of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property to prospective purchasers or tenants (as applicable), who are solely responsible for making their own investigations and seeking independent advice, including the costs of doing so, and forming their own view as to the condition of the property, its fitness for their requirements and the accuracy and completeness of the statements herein. These particulars do not constitute any recommendation or offer to enter into any contract regarding this property. Michael Parkes Surveyors Limited does not guarantee the accuracy or completeness of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact or representations. Rents quoted in these particulars may be subject to VAT in addition. Neither Michael Parkes Surveyors Ltd nor the vendors or lessors of this property accepts any liability or responsibility (whether in negligence or otherwise) for any loss arising from using or relying on these particulars. Any reference herein to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise expressly stated) as to its state or condition or that it is capable of fulfilling its intended function. Neither Michael Parkes Surveyors Ltd, its employees nor its agents has any authority to make, and does not make, any representation or warranty, or to enter into any contract, in relation to the property. All maps and plans produced in this brochure are for indicative purposes only. Michael Parkes Surveyors Ltd : March 2017