

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Business Unit

Unit C5 Total area: 1,297 sqft (120.5 sqm)

**Units C5 Laser Quay Business Park,
Culpeper Close, Medway City Estate, Rochester,
Kent ME2 4HU**



LOCATION.

The unit is the last in the first block on the Laser Quay Business Park just off Sir Thomas Longley Road. Laser Quay is approximately a quarter of a mile from the central roundabout (with Whitewall Road/ Anthony's Way/ Neptune Close) and one mile from the Tunnel roundabout (Anthony's Way/Vanguard Way).

It has a direct connection with the M2 at Junction 1 via the Wainscott Bypass and Junction 2 via the Medway Tunnel and Medway towns Northern Bypass.



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LOCATION PLAN

DESCRIPTION.

The modern end of terrace unit is constructed with a steel portal frame , having a glazed front elevation, brick and block flank side and block party walls. The ground floor comprises a generally open area with a ceiling height of 9'9" (2.98 m), kitchen and WC. There is separate access to a hall with stairs leading to the first floor. The full solid first floor is open plan with a headroom of 10' 3" (3.10 m) rising to 14'6" (4.44 m) at the rear.

ACCOMMODATION.

All measurements are gross internal and approximate.

Ground Floor:	654 sqft	(60.75 sqm)	
First Floor / Mezzanine:	<u>643 sqft</u>	<u>(59.75 sqm)</u>	
Total:	1297 sqft	(120.50 sqm)	3 Car Parking Spaces

LEASE TERMS.

A new lease for a term to be agreed on tenants full repairing and insuring basis.

RENT.

£8,450 per annum

ESTATE SERVICE CHARGE.

Budget Service Charge to cover external common parts and Building Insurance for year to 1st April 2014 is £460.20

SERVICES.

Tenant to be responsible for all service costs, such as electricity, gas, water, mains drainage and telecoms.

BUSINESS RATE

Description: Business Unit and Premises

Rateable Value: £5,600

UBR in £ (2014-15): 46.2p in pound

Rates Payable: Potentially nil as rateable value is below £6,000

Less any applicable relief.

Applicants are recommended to speak with Medway Council (01634 306000) to establish the Business Rates payable and whether they are eligible for any rate relief (such as the Small Business Multiplier).

VAT.

Not payable on rent but payable on other charges.

LEGAL COSTS.

Ingoing tenant to meet landlords legal costs.

VEWING.


Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Jeremy Wilton and Denise Ford

Energy Performance Certificate 
Non-Domestic Building

Unit C6, Laser Quay
Culpeper Close
Medway City Estate
ROCHESTER
ME2 4HU

Certificate Reference Number:
0890-0437-5409-0793-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

102 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 110
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 71.14

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

87 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in RI 2007-001 as amended.

Assessment Software: SDEM Online v1.3 using calculation engine: SDEM v4.1.a.5
Property Reference: 906454750000
Assessor Name: Matt Bright AssocRICS
Assessor Number: NAVA005189
Accreditation Scheme: National Energy Services
Employer/Trading Name: Drighter Homes
Employer/Trading Address: 86, Highgrove Road, Walsleydale, Chatham, Kent ME5 7SF
Issue Date: 18 Jul 2013
Valid Until: 17 Jul 2023 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner.
Recommendations for improving the property are contained in Report Reference Number: 0590-9425-6740-9400-9703

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedure for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted installers who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property - whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.



Prepared September 2014/ LGI.349

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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