

TO LET

0.505 acre Site

Close to entrance to Medway City Estate
With Workshop and Offices

Total Site Area	0.51 acres	(0.21 hectares)
Portable Offices:	684 sq.ft	(63.6 sq.m)
Vehicle Workshop/Store:	1,256 sq.ft	(116.7 sq.m)

Swift Place, George Summers Road, Medway City Estate,
Rochester, Kent. ME2 4NQ



LOCATION.

The site is situated on the southern side of George Summers Road a short distance from the Anthonys Way/Vanguard Way roundabout at the entrance to the estate. This is an excellent location providing access to the Medway City Estate, Rochester via Rochester Bridge, the M2 north to the M25 and London via the Wainscott By-Pass and to Chatham, Gillingham and the M2 south to Dover and the Channel Tunnel via the Medway Tunnel.



LOCATION PLAN

DESCRIPTION.

The site is currently vacant but has been operating as a transport yard with steel framed and clad vehicle workshop with an eaves height of 20'6" (6.3m) and a roller shutter door 14'9" wide x 13' high (4.5 m wide x 4.0m high). There is a large good quality 'portakabin' style office to one side. The whole site is secured by steel fencing and gates.

ACCOMMODATION.

Measurements are gross internal and approximate:-

Vehicle Workshop:	1,087 sqft	(101.0 sqm)
Mezzanine:	<u>169 sqft</u>	<u>(15.7 sqm)</u>
	1,256 sqft	(116.7 sqm)
Offices:	607 sqft	(56.4 sqm)
Kitchen:	<u>77 sqft</u>	<u>(7.2 sqm)</u>
	684 sqft	(63.6 sqm)
Site Area:	0.5 acre	(0.2 ha)

SERVICES.

There is mains three phase electricity, gas, water and drainage.

PLANNING.

Prospective occupiers should make their own enquires of the local planning authority to establish whether their proposed use is permitted.

RENTAL TERMS.

The site is available to rent on a term to be agreed.

Rent: £6,000 per calendar month. Tenant to meet usual outgoings.

VAT.

VAT is not payable on the rent.

BUSINESS RATES.

Description:	Road Haulage Depot and Premises.
Rateable Value:	£19,500
UBR in £ 2014-15:	48.2p in £
Rates Payable:	£9,399.00

Applicants are recommended to speak with Medway Council (01634 332222) to establish the Business Rates payable and whether they are eligible for any rate relief.

LEGAL COSTS.

Ingoing tenant to meet both parties legal costs.

VIEWING.

Strictly by appointment with Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contact: Emma Catterall





Energy Performance Certificate

Non-Domestic Building

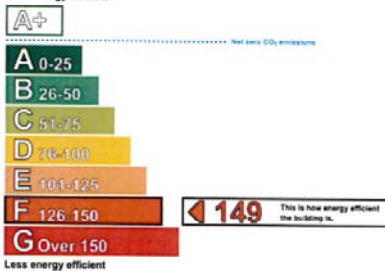
WORKSHOP PREMISES
Swift Place
George Summers Close
Medway City Estate
ROCHESTER
ME2 4NQ

Certificate Reference Number:
0080-8962-0354-1521-6070

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



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 133
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45.58

Benchmarks

Buildings similar to this one could have ratings as follows:

- 31 If newly built
- 90 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 SI 2007:991 as amended.

Assessment Software: Lifespan SBEM v5.2.b using calculation engine SBEM v5.2.b.1
Property Reference: 875926210001
Assessor Name: Martyn Bloomfield
Assessor Number: STER500171
Accreditation Scheme: Sterling Accreditation
Employer/Trading Name: Surveyors & Valuers Limited
Employer/Trading Address: Top Floor, 3-9 Station Street, Sittingbourne, Kent, ME10 3DU
Issue Date: 12 Aug 2014
Valid Until: 11 Aug 2024 (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: 9817-4028-0945-0601-5201

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 procedures 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 advisors 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.



Updated July 2015- DEV.23

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.