

FOR SALE/TO LET

Business Unit

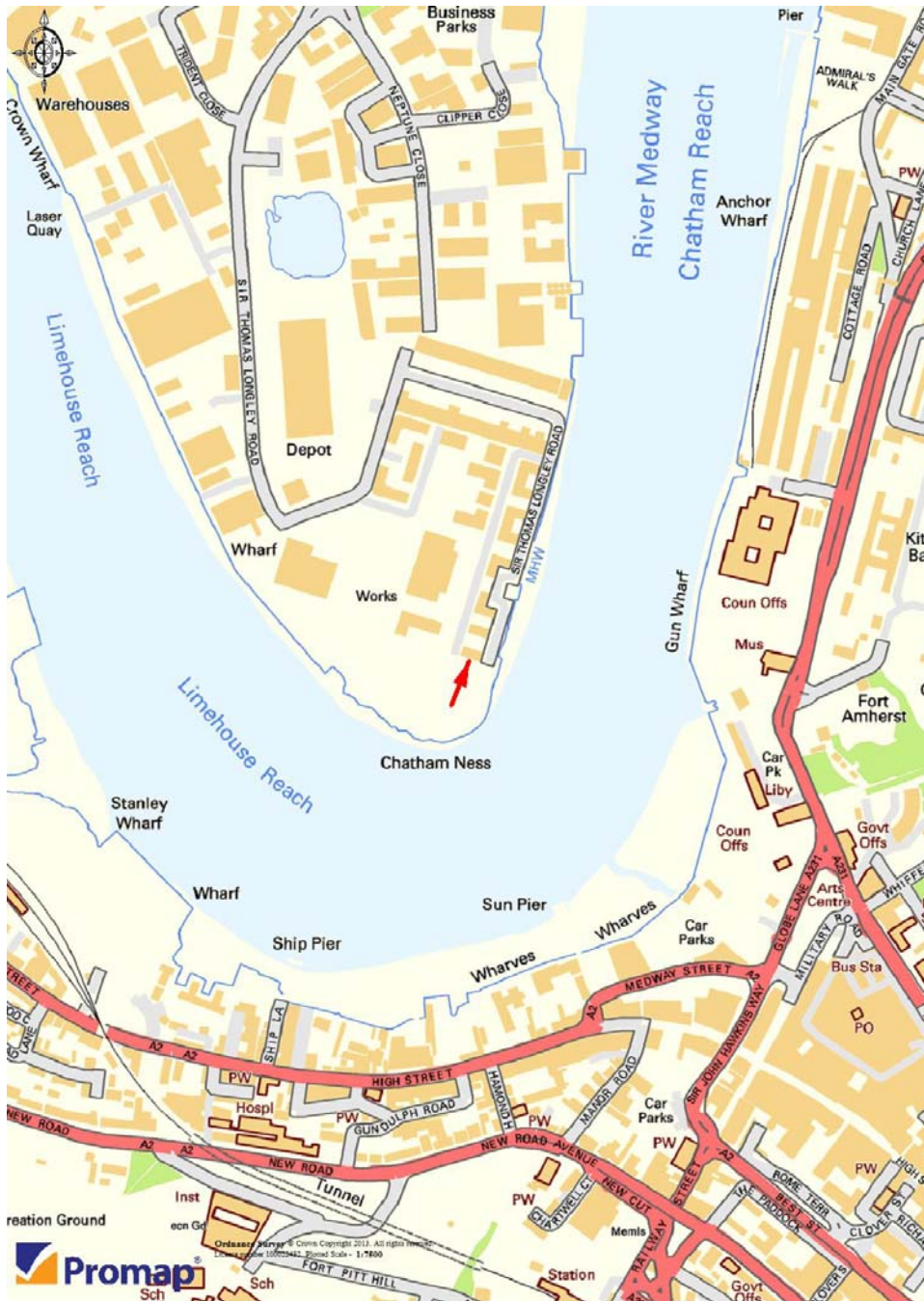
Ground Floor:	1,291 sq.ft	(119.9 sq.m)
First:	1,297 sq.ft	(120.5 sq.m)
Total:	2,588 sq.ft	(240.4 sq.m)

**Unit 58 Riverside II, Sir Thomas Longley Road,
Medway City Estate, Rochester, Kent. ME2 4DP**



LOCATION.

The unit is situated at the southern end of Riverside II which is itself situated at the end of St Thomas Longley Road approximately one mile from the Centre Court Roundabout and 1.3 miles from the tunnel roundabout with access to Gillingham & Chatham. There is good road access to the M2 to London, Dover and Europe.



LOCATION PLAN

DESCRIPTION.

This semi detached modern business unit is constructed with brick elevations on ground and first floor. The Ground Floor could be used as offices or for research and assembly. There is a flank loading door. Currently the ground floor has been fitted out as offices, a Board Room, large office and a store, but could be open plan if required.

The First Floor is open plan with a pair of WC's and a kitchenette.

A gas fired boiler provides heating via radiators.

To the front is allocated car parking for 2 vehicles and there are further shared parking spaces nearby.

ACCOMMODATION.

Measurements are approximate:-

	<u>Gross internal.</u>		<u>Net internal.</u>	
Ground Floor:	1,291 sqft	(119.9 sqm)	1,021 sqft	(94.9 sqm)
First Floor:	1,297 sqft	(120.5 sqm)	1,014 sqft	(94.3 sqm)
Total:	2,588 sqft	(240.4 sqm)	2,035 sqft	(189.2 sqm)

SERVICES.

There is mains electricity, gas, water and drainage.

PLANNING.

The most recent use to which the unit was occupied was as an electrical component distribution company.

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

ESTATE SERVICE CHARGE.

Total quarterly service charge payable is £677.85

BUSINESS RATES.

Description:	Business Unit and Premises.
Rateable Value:	£15,750.00
UBR in £ 2014-15:	47.1p
Rates Payable:	£4,684.00 Assuming tenant qualifies for full rate relief.

The occupier will be responsible for meeting the Business Rate.

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

LEASE TERMS:

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

RENT:

£15,595 per annum payable quarterly in advance.

SALE TERMS:

A virtual freehold (expiring in 2987 AD).

PRICE. £199,995

VAT.

VAT is not payable on sale.

LEGAL COSTS.

SALE: Each party to meet their own legal costs.

LETTING: 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

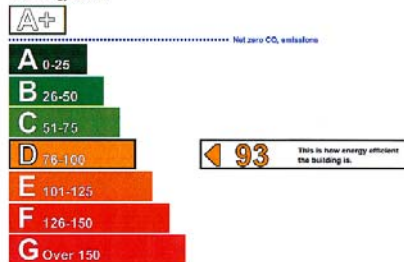
Ward Security
 Unit 58, Sir Thomas Langley Road, Riverside Estate
 Mowley City Estate
ROCHESTER
 ME2 6DP

Certificate Reference Number:
 9900-4063-0380-1070-9074

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



Less energy efficient

Technical Information

Main heating fuel: **Normal Gas**
 Building environment: **Heating and Natural Ventilation**
 Total useful floor area (m²): **252**
 Building complexity (NDS level): **3**

Benchmarks

Buildings similar to this one could have ratings as follows:

- 95** If newly built
- 107** If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in 10(2)(2)S(1) as amended

Assessment Software: **Utopia EPC v1.0 - uclg-pv-services-engine - ESEM v2.1.0**
 Property Reference: **47822710000**
 Assessor Name: **Martin Bloorford**
 Assessor Number: **RCS190079**
 Accreditation Scheme: **Royal Institution of Chartered Surveyors**
 Employer/Trading Name: **Coastal Survey Services Limited**
 Employer/Trading Address: **5, Park Road, Southampton, ME10 4DB**
 Issue Date: **31 Oct 2015**
 Valid Until: **30 Oct 2018 (unless superseded by a later certificate)**
 Related Party Disclosures: **None**
 Recommendations for improving the property are contained in Report Reference Number: **0417-0216-0380-0380-0295**

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

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



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0300 900 2015



Prepared August 2015 LGO.194

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- (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.

Michael Parkes

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