

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET/FOR SALE

Purpose built Business Unit  
Office on Ground Floor  
and First Floor  
Approx. 117.98 sq.m (1,269 sq.ft.)

68 Riverside III, Sir Thomas Longley Road, Medway City Estate,  
Rochester, Kent ME2 4DP



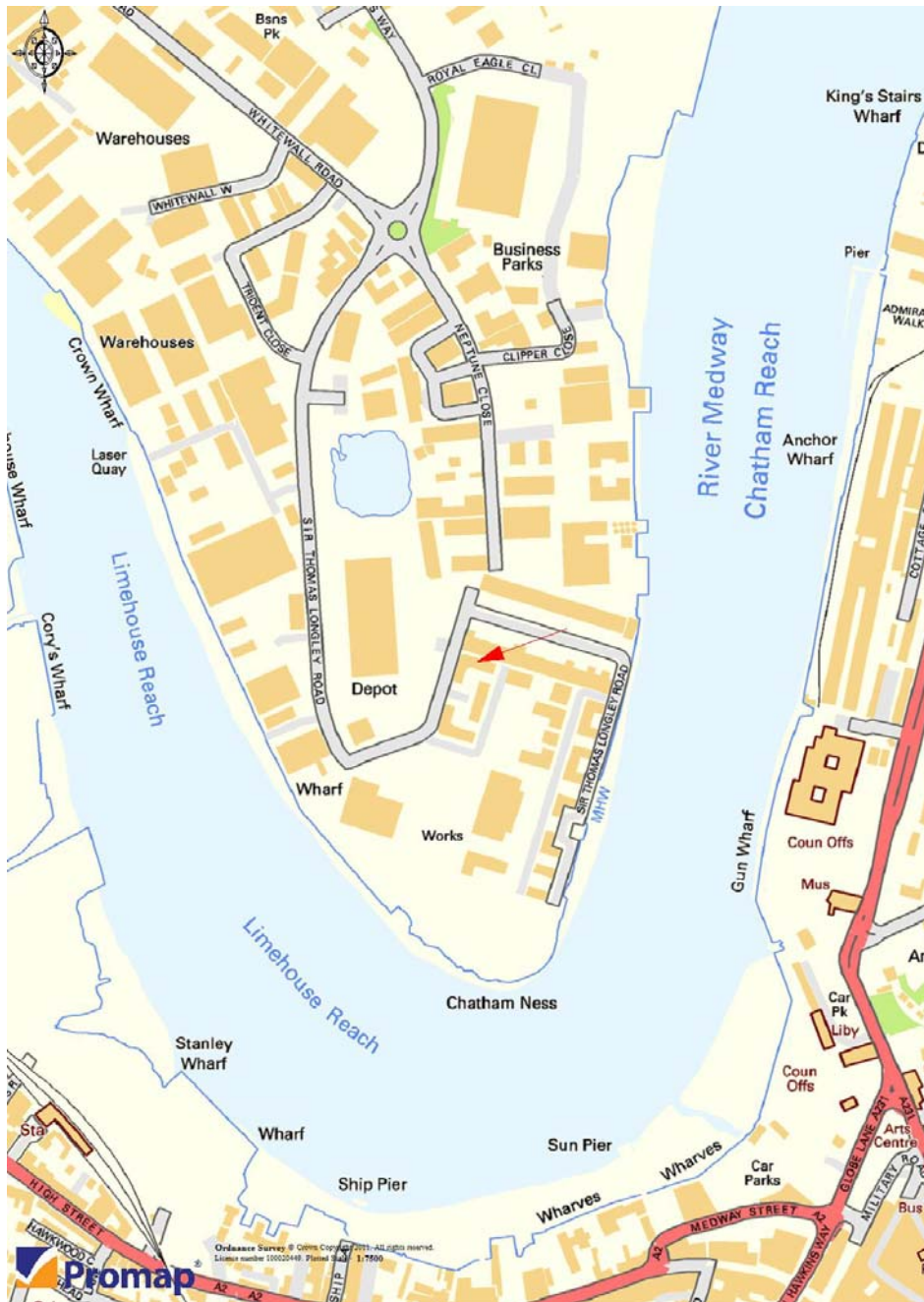
### LOCATION

Riverside III is at the southern end of the Sir Thomas Longley Road on the Medway City Estate in Rochester. Communications are afforded by the nearby A289 which provides access to the M2 Motorway and subsequently the National Motorway Network.



[www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)

Michael Parkes  
CHARTERED SURVEYORS



LOCATION PLAN

## DESCRIPTION

The property comprises a mid terrace purpose built business unit arranged over ground and first floors. The property benefits from associated parking and a ground floor WC.

## ACCOMMODATION

Gross Internal Area approximately: 117.98 sq.m (1,269 sq.ft)

## LEASE TERMS.

A new Full Repairing & Insuring lease is available for a term to be agreed.

## RENT.

£8,825 per annum (£735.42 per month)

## VAT.

VAT is not payable.

**SERVICE CHARGE:** £385.79 per quarter

## BUSINESS RATES.

Description: Business Unit & Premises

Rateable Value: £7,600

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 (such as the Small Business Multiplier).

## OTHER:

This property and the adjacent property 69 Riverside are potentially available for sale individually or together. 69 Riverside produces an income of £12,000pa. Please enquire with agent.

## LEGAL COSTS.

Ingoing tenant meets both parties legal costs.

## VIEWING.

Strictly by appointment through agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: [info@michaelparkes.co.uk](mailto:info@michaelparkes.co.uk)

Web: [www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)

Contact: Emma Catterall



## Energy Performance Certificate

Non-Domestic Building



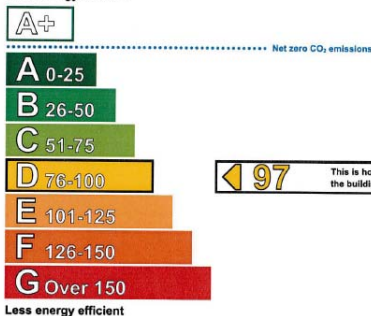
68 Riverside Estate  
Sir Thomas Longley Road  
Medway City Estate  
ROCHESTER  
ME2 4BH

Certificate Reference Number:  
0210-5948-0395-0240-4044

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



97 This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 117  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 57.06

### Benchmarks

Buildings similar to this one could have ratings as follows:  
31 If newly built  
89 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.d using calculation engine SBEM v5.2.d.2  
Property Reference: 540484400000  
Assessor Name: Marilyn Bloomfield  
Assessor Number: STER600171  
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: 26 Sep 2015  
Valid Until: 27 Sep 2025 (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: 9504-4041-0459-0400-2825

### 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](http://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.

Prepared October 2015

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

- 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;
- 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;
- 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;
- 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.
- Parties intending to enter into leases should seek early advice from property professionals or lawyers.