

FOR SALE

Flexible Use Business Unit

Ground Floor:	1,009 sq.ft (93.8 sq.m)
First Floor Office:	<u>989 sq.ft (91.9 sq.m)</u>
Total:	1,998 sq.ft (185.7 sq.m)

**Unit D1, Spectrum Business Centre, Anthony's Way,
Medway City Estate, Rochester, Kent. ME2 4NP**



LOCATION

Unit D1 is prominently situated on the Spectrum Business Centre, on the eastern side of the estate road just before it leads into Rochester Court.

The Spectrum Business Centre is close to the roundabout at the entrance of the Medway City Estate.

From the Estate there are good communications to Strood and Rochester via the Rochester Bridge, to the north (J1) M2 and London and to the south via the Medway Tunnel to Chatham, Gillingham, (J4) M2 and Channel Ports.



LOCATION PLAN

DESCRIPTION

Unit D1 is a prominent unit in a block of similar units constructed approximately 25 years ago. It was designed to offer flexibility in use and would suit a range of uses i.e. storage/office/assembly etc.

The glazed double door frontage opens to allow deliveries. There is a WC and kitchenette area on the ground floor.

The first floor is predominantly an open plan office with a suspended ceiling with air conditioning, painted walls and carpet tiling. To the rear is a large room currently used as an archive and fitted with a sink, drainer and kitchen units below.

ACCOMMODATION

All measurements are gross internal and approximate:-

Ground Floor:	1,009 sq.ft	(93.8 sq.m)
First Floor:	<u>989 sq.ft</u>	<u>(91.9 sq.m)</u>
Total:	1,998 sq.ft	(185.7 sq.m)

There are two/three vehicle spaces.

SERVICES

There is mains electricity, gas, water, drainage and telecoms.

PLANNING

The unit can be used for offices, research and development, hi tech uses, light industrial and warehousing (Use Classes B1 and B8 planning). We believe that the current planning use is Class B1 'Business Use'.

The prospective purchaser should make their own enquires to the local planning authority, Medway Council, to establish whether their proposed use is permitted.

ESTATE SERVICE CHARGES

- Service Charge Year: 25th June – 24th June
- Budgeted cost payable by unit in current year is approximately £450 + VAT per quarter in advance.

TENURE

The long lease to be assigned is the remainder of a lease ending in 2112

SALE PRICE

£185,000

VAT

VAT is not payable in addition to the price.

BUSINESS RATES.

Description: Business Unit & Premises
Rateable Value: £11,750

Please check with Medway Council (telephone: 01634 306000) to establish what relief is currently available. The government has announced that any property with an RV below £12,000 will not be liable to pay rates.

LEGAL COSTS.

In the event of a sale then each party will meet its own costs.

VIEWING.

Strictly by appointment through agents 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

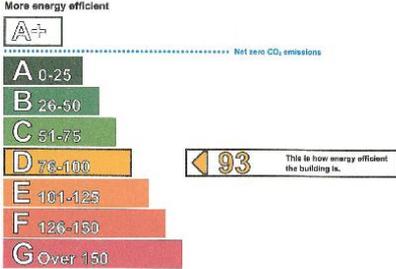
Unit D1
Spectrum Business Estate
Anthony Way, Medway City Estate
ROCHESTER
ME2 4NP

Certificate Reference Number:
0290-7966-0325-7620-0034

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



Net zero CO₂ emissions

93 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 185
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 54.31

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built
92 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: 732660270000
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: 16 Feb 2015
Valid Until: 16 Feb 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: 9773-4029-0652-0000-6625

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.

Prepared March 2017

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.