

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET

**5 & 6 OAST PARK, SPADE LANE  
HARTLIP, NR. SITTINGBOURNE, KENT, ME9 7TT**

£3,000 PER ANNUM or both for £5,000

OFFICE BUILDING AND ASSOCIATED PARKING.

AVAILABLE AS A WHOLE OR ON INDIVIDUAL FLOOR BASIS.

TOTAL NET INTERNAL AREA

APPROX 130.95 SQ M (1,410 SQ FT)



**LOCATION:**

Oast Park is situated on Spade Lane behind the Spade Lane Cold Store. Rainham is approximately 1 Mile to the west. J5 of the M2 is approximately 5 miles away.



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

Michael Parkes  
CHARTERED SURVEYORS



LOCATION PLAN

## DESCRIPTION:

The property comprises an office building situated over ground and first floors beneath a pitched roof. The property can be occupied in its entirety or on a ground or first floor basis, subject to requirements. Each property benefits from its own access and is self contained with WC's and kitchen area available on both floors. The property benefits from associated parking to the front.

## RENT:

For the entire:	£ 5,000 per annum
For Ground floor only:	£ 3,000 per annum
For First floor only:	£ 3,000 per annum

## TERMS:

A new lease is available subject to negotiation. Applicants are advised to speak to the agent regarding quick access arrangements should they need to move swiftly.

## VAT:

VAT is chargeable in addition.

## BUSINESS RATES:

Description:	Offices & Premises
Ground Floor Rateable Value:	£5,200
First Floor Rateable Value:	£4,600

Applicants are advised to speak to Swale Council to check whether they are eligible for any Small Business Rate Relief.

Swale Borough Council: 01795 417272.

## LEGAL COSTS:

Each party must meet their own legal costs.

## VIEWING:

By appointment with agents acting for the Landlord, Michael Parkes Surveyors.

Contact:	Emma Catterall
Tel:	01634 994
Email:	<a href="mailto:ecatterall@michaelparkes.co.uk">ecatterall@michaelparkes.co.uk</a>

### Energy Performance Certificate Non-Domestic Building



5 Oast Park Trading Estate  
Spade Lane  
Hartlip  
SITTINGBOURNE  
ME9 7TT

Certificate Reference Number:  
0360-0632-9269-6827-3002

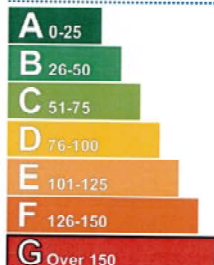
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Net zero CO<sub>2</sub> emissions



163 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 (m<sup>2</sup>): 65  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 113.19

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
39 If newly built  
103 If typical of the existing stock

#### Administrative information

This is an Energy Performance Certificate as defined in SI2007/991 as amended

Assessment Software: SBEM Online v1.3 using calculation engine SBEM v4.1.d.0  
Property Reference: 666236890000  
Assessor Name: Matt Bright  
Assessor Number: SAVA005189  
Accreditation Scheme: National Energy Services  
Employer/Trading Name: Brighter Homes  
Employer/Trading Address: 85, Highgrove Road, Walderslade, Chatham, Kent ME5 7GF  
Issue Date: 29 Mar 2012  
Valid Until: 28 Mar 2022 (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: 0396-2679-6840-3200-6203

#### 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 Government'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.

### Energy Performance Certificate Non-Domestic Building



6 Oast Park Trading Estate  
Spade Lane  
Hartlip  
SITTINGBOURNE  
ME9 7TT

Certificate Reference Number:  
0270-8937-0372-5370-6054

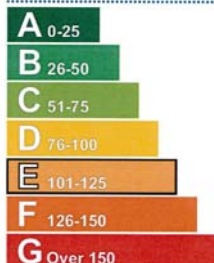
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Net zero CO<sub>2</sub> emissions



110 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 (m<sup>2</sup>): 92  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 86

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
30 If newly built  
81 If typical of the existing stock

#### Administrative information

This is an Energy Performance Certificate as defined in SI2007/991 as amended

Assessment Software: SBEM Online v1.3 using calculation engine SBEM v4.1.d.0  
Property Reference: 057370750000  
Assessor Name: Matt Bright  
Assessor Number: SAVA005189  
Accreditation Scheme: National Energy Services  
Employer/Trading Name: Brighter Homes  
Employer/Trading Address: 85, Highgrove Road, Walderslade, Chatham, Kent ME5 7GF  
Issue Date: 29 Mar 2012  
Valid Until: 28 Mar 2022 (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: 9035-4077-0327-0600-3723

#### 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 Government'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.

Prepared October 2015

**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.