

TO LET

Business Unit

Total area: 1,623 sqft (150.82 sqm)

**Unit C4 Laser Quay, Culpeper Close,
Medway City Estate, Rochester,
Kent ME2 4HU**



LOCATION.

This unit is located in the first block on Laser Quay, Culpeper Close just off Sir Thomas Longley Road, approximately a quarter of a mile from the central roundabout (with Whitewall Road/ Anthony's Way/ Neptune Close) and one mile from the Tunnel roundabout (Anthony's Way/Vanguard Way).

It has a direct connection with the M2 at Junction 1 via the Wainscott Bypass and Junction 2 via the Medway Tunnel and Medway towns Northern Bypass.



LOCATION PLAN

DESCRIPTION.

This modern mid terrace unit is constructed with a steel portal frame, having a glazed front elevation and block party walls. The ground floor comprises a generally open area, kitchen and WC. There is separate access to a hall with stairs leading to the first floor. The full solid first floor is open plan. There is also a small mezzanine with storage space underneath it on the first floor. There are 3 car parking spaces with this unit.

ACCOMMODATION.

All measurements are gross internal and approximate.

Unit C4.

Ground Floor:	810.95 sqft	(75.34 sqm)
First Floor / Mezzanine:	812.46 sqft	(75.48 sqm)
Total:	1623 sqft	(150.82 sqm)

LEASE TERMS.

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

RENT.

Unit C4: £12,580 per annum.

ESTATE SERVICE CHARGE.

The budget Service Charge to cover external common parts is £121.62 per quarter + VAT
The Building Insurance is currently £42.50 per quarter + VAT

SERVICES.

Tenant to be responsible for all service costs, such as electricity, gas, water, mains drainage and telecoms.

BUSINESS RATES.

Unit C4.

Description: Business Unit and Premises

Rateable Value: £9,000

Applicants are recommended to speak with Medway Council (01634 306000) to establish the Business Rates payable and whether they are eligible for any rate relief (such as the Small Business Multiplier).

VAT.

Not payable on rent but payable on other charges.

LEGAL COSTS.

Each Party to meet their own legal fees.

VEWING.

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994
Email: ecatterall@michaelparkes.co.uk
Web: www.michaelparkes.co.uk
Contacts: Emma Catterall

Energy Performance Certificate

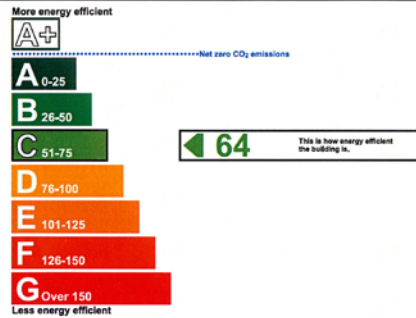
Non-Domestic Building

Unit C4, Laser Quay, Culpeper Close
Medway City Estate
ROCHESTER
ME2 4HU

Certificate Reference Number:
9447-3033-0474-0300-8795

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



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 150
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 37.63

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
73	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: SSEM Online v1.3 using calculation engine SSEM v4.1.e.6

Property Reference: 474473340000

Assessor Name: Matt Bright AssocRICS

Assessor Number: SAVA005189

Accreditation Scheme: National Energy Services

Employer/Trading Name: Brighter Homes

Employer/Trading Address: 85, Highgrove Road, Waldenlade, Chatham, Kent ME5 7SF

Issue Date: 18 Jul 2013

Valid Until: 17 Jul 2023 (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: 0840-0347-4449-7393-7006

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 procedure 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 2016

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.