

# TO LET

## Business Unit

Total area: 1292.76 sqft (120.1 sqm) GIA

**Unit C6 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. There are bi-fold doors and a separate pedestrian entrance door.

The ground floor comprises an open area with WC. There is separate access to a hall with stairs leading to the first floor. The full solid first floor is open plan with a kitchen.

There are 3 car parking spaces with this unit.

## ACCOMMODATION

All measurements are gross internal and approximate.

Ground Floor:	654.23 sq ft	(60.78 sq m)
First Floor:	638.53 sq ft	(59.32 sq m)
Total:	1292.76 sq ft	(120.1 sq m)

## LEASE TERMS

A new lease for a term to be agreed on tenants full repairing and insuring basis. Ideally a lease of at least 5 years but this is negotiable.

## RENT

£10,000 pa

## ESTATE SERVICE CHARGE

The budget Service Charge to cover external common parts is currently £97.09 + VAT per quarter.  
The Building Insurance is currently £33.92 + VAT per quarter.

## SERVICES

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

## BUSINESS RATES

Description: Business Unit and Premises  
Rateable Value: £7,100

We advise that applicants 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](mailto:ecatterall@michaelparkes.co.uk)  
 Web: [www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)  
 Contacts: Emma Catterall

**Energy Performance Certificate**

Non-Domestic Building

Unit C6  
 Laser Quay  
 Culpeper Close  
 ROCHESTER  
 ME2 4HU

**Certificate Reference Number:**  
 0413-3049-0513-0590-5321

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

71 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> ):	121
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	58.02

Benchmarks	
Buildings similar to this one could have ratings as follows:	
34	If newly built
66	If typical of the existing stock

**Administrative information**

This is an Energy Performance Certificate as defined in S2007:991 as amended

Assessment Software: Lifoscan SBEM gDI v3.5.a using calculation engine: SBEM v3.5.a.0

Property Reference: 433325140000

Assessor Name: Christopher Steer

Assessor Number: EES005841

Accreditation Scheme: Elmurst Energy Systems Ltd

Employer/Trading Name: Earth Wind and Power

Employer/Trading Address: 33 Thong Lane, Gravesend, Kent, DA12 4LB

Issue Date: 12 Mar 2010

Valid Until: 11 Mar 2020 (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: 0540-6541-1530-3429-3092

**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 schemes 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.

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](http://www.carbontrust.co.uk) or call us on 0800 085 2005



Prepared January 2016

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