

# TO LET

**Cliffe House Offices,  
Anthonys Way, Medway City Estate, Rochester,  
Kent, ME2 4DY**

**Serviced Offices**

Total area: 100 sq ft to 900 sq ft (9.3 - 83.6 sq m)



### LOCATION

The serviced offices are currently arranged in suites on the ground floor of Cliffe House on Anthony's Way, Medway City Estate.

Cliffe House is in a prominent position close to the central roundabout (with Whitewall Road/ Anthony's Way/ Neptune Close) and from the Tunnel roundabout (Anthony's Way/Vanguard Way). There is 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

The offices situated within the ground floor of Cliffe House are currently arranged as different sized suites ranging from 87 sq ft to the largest being 407 sq ft. However the landlord is very flexible and if a client requires certain suites to be let together and alterations to be made this can be made possible.

All measurements are net internal and approximate

	Width	Length	Sq M	Sq Ft	Cost per Month	Cost PA
Office A	3.80	8.50	32.30	347.67	£715.00	Let
Office B	2.30	3.50	8.05	86.65	£275.00	Let
Office C	3.90	3.60	14.04	151.13	£350.00	£4,200.00
Office D	3.70	3.60	13.32	143.38	£330.00	£3,960.00
Office E	2.30	3.50	8.05	86.65	£275.00	Let
Office F	3.50	6.40	22.40	241.11	£500.00	£6,000.00
Office G	4.50	8.40	37.80	406.88	£825.00	£9,900.00
Office H	3.60	3.50	12.60	135.63	£330.00	£3,960.00

## LEASE TERMS

A new lease for a flexible term to be agreed on any of the above offices.

## ESTATE SERVICE CHARGE

The office suites on the ground floor of Cliffe House are fully inclusive of costs such as insurance and there is no service charge applicable.

## VAT

Is payable on rent and other charges.

## BUSINESS RATES

The suites are inclusive of rates.

## LEGAL COSTS

Each party to meet their own legal costs.

## VIEWING

Strictly by appointment through sole 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)

Contacts: Emma Catterall



**Administrative information**

This is an Energy Performance Certificate as defined in Schedule 6 of the Energy Act 2002.

Assessment Software:	ESRiprep (ESDM v3.4.0) using calculation engine: ESDM v3.4.0
Property Reference:	4201800000
Assessor Name:	Mr Martin Dorehead
Assessor Number:	81000000
Accreditation Scheme:	Royal Institution of Chartered Surveyors
Employer/Trading Name:	County Surveying Services Limited
Employer/Trading Address:	5, Park Road, St Albans, Herts, MK12 4DQ
Issue Date:	18 Feb 2016
Valid Until:	17 Feb 2020 unless superseded by a later certificate
Related Party Disclosure:	None

Recommendations for improving the property are contained in Report Reference Number: 0240-0940-0906-0800-1000

**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 February 2016

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