

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Purpose Built Business Unit
Ground & First Floor
Approx.116.7 sq.m (1256 sq.ft.)

73 Riverside III, Sir Thomas Longley Road, Medway City Estate,
Rochester, Kent ME2 4BH



LOCATION

Riverside III is at the southern end of the Sir Thomas Longley Road on the Medway City Estate in Rochester. Communications are afforded by the nearby A289 which provides access to the M2 Motorway and subsequently the National Motorway Network.



LOCATION PLAN

DESCRIPTION

The property comprises mid terrace purpose built business unit arranged over ground and first floors. There is a pedestrian entrance door and also a set of double glazed doors to the unit for ease of access for storage items.

At present there is some partitioning to the first floor which has been used as offices.

On the ground floor there is a small kitchen area and a w.c which is suitable for disabled access.

These units are very flexible in their use and could easily be changed to suit an incoming tenants requirements.

There are 2 parking spaces.

ACCOMMODATION

Gross Internal Area approximately: 116 sq m (1256 sq ft)

LEASE TERMS

A new Full Repairing & Insuring lease is available for a term to be agreed, preferably 5 years at least.

RENT

£10,000 per annum (£833 per month)

VAT

VAT is not payable.

SERVICE CHARGE

Currently £385.79 per quarter.

BUSINESS RATES

Description: Business Unit & Premises

Rateable Value: 73 is £6,000

Applicants are recommended to speak with Medway Council (01634 332222) to establish the Business Rates payable and whether they are eligible for any rate relief (such as the Small Business Multiplier).

LEGAL COSTS

Each party to meet their own legal costs.

VIEWING

Strictly by appointment through agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

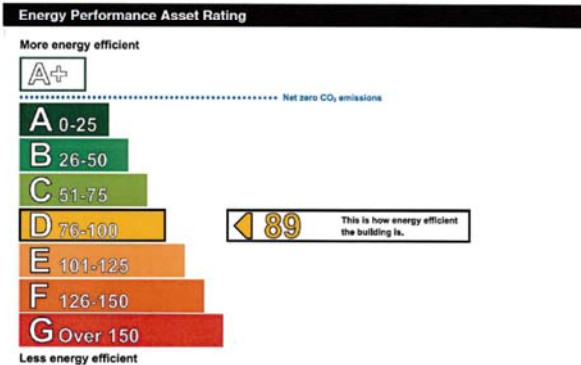
Contact: Emma Catterall

Energy Performance Certificate 
 Non-Domestic Building

73 Riverside Estate
 St Thomas Longley Road
 Medway City Estate
 ROCHESTER
 ME2 4DP

Certificate Reference Number:
 0920-1934-0316-2890-9014

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.



| Technical Information | Benchmarks |
|--|---|
| <p>Main heating fuel: Natural Gas</p> <p>Building environment: Heating and Natural Ventilation</p> <p>Total useful floor area (m²): 118</p> <p>Building complexity (NOS level): 3</p> <p>Building emission rate (kgCO₂/m²): 53.31</p> | <p>Buildings similar to this one could have ratings as follows:</p> <p>31 If newly built</p> <p>91 If typical of the existing stock</p> |

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: | Ukeepan SBEM v6.2.d using calculation engine SBEM v5.2.d.2 |
| Property Reference: | 111340920000 |
| Assessor Name: | Maryn Bloomfield |
| Assessor Number: | STEF600171 |
| 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: | 01 Mar 2016 |
| Valid Until: | 28 Feb 2026 (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: 9121-4092-0361-0900-8495

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 May 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.