

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Priory Road, Strood, Kent ME2 2BD

Serviced Office

Total area: 2027 sq. Ft. (188 sq. M.)



LOCATION

The serviced office is on the first floor of Vulcan House, Priory Road, Strood.

Vulcan House is in a prominent position close to the Morrisons supermarket. Priory Road is 1.8km from the M2 at Junction 2 and walking distance to Strood town Centre.



www.michaelparkes.co.uk

Michael Parkes
CHARTERED SURVEYORS

DESCRIPTION

The office is currently 9.7 meters wide by 19.3m long and could fit approximately 25 desks. Within that area there is a separate smaller partitioned office of 4.8 x 5.5m which has 7 desks, as well as a board room of 8.2 x 3.5m.

The previous tenants have left a small kitchenette area within the large office however there is a separate kitchen down the hall which is shared with the other serviced offices on site. There are ladies and gents toilets on the ground floor which are used by all the offices.

Heating, electricity and rates are included within the rental price. Internet and phone lines will need to be installed by the tenant.

There is parking for 20 vehicles in a secure, gated, fob entry car park.

There is furniture within the office which can be used or the landlord can arrange for it to be removed depending on the tenants preference.

In addition the landlord has warehouse space and logistic services on site which they can assist tenants with if required.

All measurements are net internal and approximate

LEASE TERMS

A new lease for a flexible term to be agreed.

RENT

£40,540pa inclusive of rates, service charge, heating, electricity & buildings insurance.

ESTATE SERVICE CHARGE

The office is fully inclusive of costs such as insurance and there is no service charge applicable.

VAT

Is payable on rent and other charges.

LEGAL COSTS

Each party to meet their own legal costs.

VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

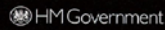
Tel: 01634 294994

Email: Ecatterall@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Emma Catterall

Energy Performance Certificate



Non-Domestic Building

OFFICE 73
R Swain & Sons Ltd
Medway Freight Centre, Priory Road
ROCHESTER
ME2 2BD

Certificate Reference Number:
0240-6902-0396-3861-6094

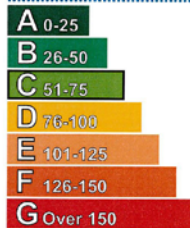
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

More energy efficient



Net zero CO₂ 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 (m²): 157
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 54.88

Benchmarks

Buildings similar to this one could have ratings as follows:
23 If newly built
68 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 2007/291 as amended.

Assessment Software: Lifespan SEM v5.2.d using calculation engine: SEM v5.2.d.2
Property Reference: 0900030001
Assessor Name: Marilyn Bloomfield
Assessor Number: STER500171
Accreditation Scheme: Sterling Accreditation
Employer/Trading Name: Surveyors & Valuers Limited
Employer/Trading Address: Top Floor, 3-9 Station Street, Sittingbourne, Kent, ME10 2DU
Issue Date: 29 Apr 2016
Valid Until: 28 Apr 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: 9639-4064-0069-0601-8225

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 June 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.