

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

**Suite 5 Stirling House
Sunderland Quay, Culpeper Close
Medway City Estate
Kent ME2 4HN**

Office

Net Internal Area: 767.57 sq. Ft. (71.31 sq. M.)



LOCATION

The office is located on the second floor of Stirling House which is on Sunderland Quay which is on Culpeper Close on Medway City Estate in Rochester.



LOCATION PLAN

DESCRIPTION

Sunderland Quay was developed in approximately 1990 and is considered to be an attractive office location on Medway City Estate with views across the river to the castle.

Stirling House is a secure block of 6 office suites used by various different companies. Each floor provides 2 self contained offices. Suite 5, on the second floor provides good accommodation which is currently partitioned to provide 5 separate offices of varying sizes plus 2 x w.c, a kitchenette and generous circulation space.

The finishes are carpet tiles, suspended ceiling, recessed lighting, electric storage heaters and double glazed windows.

There is a lift in the communal stairwell.

There is a pleasant block paved car park with 7 parking spaces allocated to Suite 5.

All measurements are net internal:-

Office 1: 2.48 x 4.86 m

Office 2: 3.59 x 2.42 m

Office 3: 5.36 x 5.02 m

Office 4: 2.43 x 3.62 m

Office 5: 4.11 x 3.63 m

Plus Hallway, kitchen and 2 x w.c.

LEASE TERMS

A new lease for a flexible term to be agreed.

RENT

£9,250 pa.

SERVICE CHARGE

18.3%.

VAT

Is not payable.

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

Sterling House
Sunderland Quay, Culpeper Close
Medway City Estate
ROCHESTER
ME2 4HN

Certificate Reference Number:
9698-3077-0195-0600-7325

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 81 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 794
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 59.1

Benchmarks

Buildings similar to this one could have ratings as follows:
38 If newly built
65 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in S12007:991 as amended

Assessment Software: Lifespan SBEM v3.5.b using calculation engine SBEM v3.5.b.0
Property Reference: 685136790000
Assessor Name: Mr Martyn Bloomfield
Assessor Number: RICS300038
Accreditation Scheme: Royal Institution of Chartered Surveyors
Employer/Trading Name: County Surveying Services Limited
Employer/Trading Address: 5, Park Road, Sittingbourne, ME10 4DS
Issue Date: 08 Apr 2011
Valid Until: 07 Apr 2021 (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: 0760-0649-9159-8727-3006

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, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



Prepared August 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.

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