

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET

B1/D1/D2 use

Small, side unit: 232 sqft (21.63 sqm)

Station Road, Strood, Kent ME2 4BD





**LOCATION:**

The premises are prominently situated on Station Road close to the junction with Albert Place. Strood train station is almost directly opposite the premises and the High St is within walking distance.



**LOCATION PLAN**

## DESCRIPTION:

Forming part of a brand new mixed residential and commercial development, the unit adjacent to Dockside Properties is in shell and core condition

## SERVICES:

There is a capped water supply. An electricity supply will be installed by the landlord. There is the possibility for a gas supply but this will not be installed by the landlord.

## USE:

The premises benefit from B1, D1 or D2 planning use currently.

The premises would be ideal for a number of different uses including yoga, pilates, dance school, medical, educational, clinics, health care, training etc

Applicants must establish for themselves that their proposed use(s) will be permitted by the local authority (Medway Council 01634 306000).

## SERVICE CHARGE:

There will be a service charge and also buildings insurance which is comparable to the size of the unit taken.

## BUSINESS RATES:

The tenant will be responsible for meeting the Business Rates.

## LETTING TERMS:

A new lease is available for a term to be agreed on tenant's full repairing basis.

## RENT:

Small side unit, £4,500 per annum (approx £86 per week).

## LEGAL COSTS:

Both parties to meet their own legal costs.

## VAT:

VAT is not payable in addition to the rent.

## VIEWINGS:

By appointment with

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Website: [www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)

**Energy Performance Certificate**

Non-Domestic Building

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Ground Floor Commercial Units  
Regent House  
Station Road, Strood  
ROCHESTER  
ME2 4WQ

**Certificate Reference Number:**  
0030-3908-0374-2470-8094

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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

**87** This is how energy efficient the building is.

Less energy efficient

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<p><b>Technical Information</b></p> <p>Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m<sup>2</sup>): 317 Building complexity (NOS level): 3 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 59.88</p>	<p><b>Benchmarks</b></p> <p>Buildings similar to this one could have ratings as follows:</p> <p><b>26</b> If newly built <b>76</b> If typical of the existing stock</p>
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**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:** Virtual Environment v7.0.2 using calculation engine SBEM v5.2.d.2

**Property Reference:** 397088720000

**Assessor Name:** Martin Clarke

**Assessor Number:** STRO000632

**Accreditation Scheme:** Stroma Accreditation Ltd

**Employer/Trading Name:** Changing Habits

**Employer/Trading Address:** 69 Hangerdown London E4 6QJ

**Issue Date:** 13 Nov 2014

**Valid Until:** 12 Nov 2024 (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: 9329-4073-0047-0800-4805

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**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](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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**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 October 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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CHARTERED SURVEYORS