Michael Parkes

London & South East Commercial Property Specialists

COMMERCIAL

01634 294994

TO LET

Business Unit

Total area: 1292.76 sqft (120.1 sqm) GIA

Unit C6 Laser Quay, Culpeper Close, Medway City Estate, Rochester, Kent ME2 4HU



LOCATION

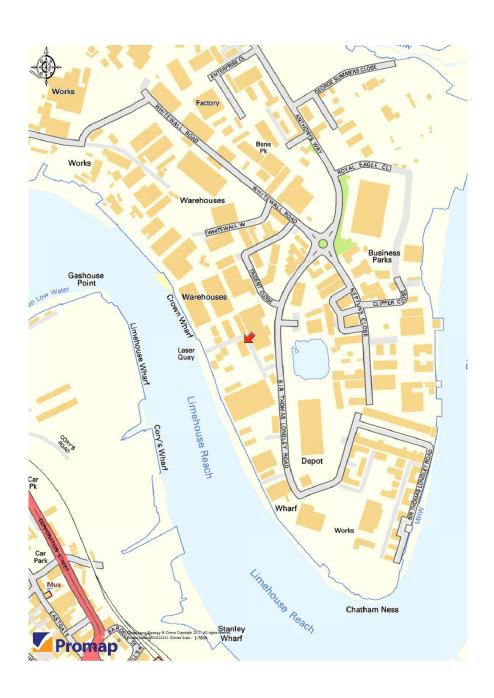
This unit is located in the first block on Laser Quay, Culpeper Close just off Sir Thomas Longley Road, approximately a quarter of a mile from the central roundabout (with Whitewall Road/ Anthonys Way/ Neptune Close) and one mile from the Tunnel roundabout (Anthonys Way/Vanguard Way).

It has a 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

This modern mid terrace unit is constructed with a steel portal frame, having a glazed front elevation and block party walls. There are bi-fold doors and a separate pedestrian entrance door.

The ground floor comprises an open area with WC. There is separate access to a hall with stairs leading to the first floor. The full solid first floor is open plan with a kitchen.

There are 3 car parking spaces in front of this unit.

ACCOMMODATION

All measurements are gross internal and approximate.

Ground Floor: 654.23 sq ft (60.78 sq m) First Floor: 638.53 sq ft (59.32 sq m) Total: 1292.76 sq ft (120.1 sq m)

LEASE TERMS

The existing lease is to be assigned to a new tenant. The lease commenced 5th May 2016 and ends 4th May 2022.

RENT

£10,000 pa

ESTATE SERVICE CHARGE

The budget Service Charge to cover external common parts is currently £102 + VAT per quarter.

The Building Insurance is currently £28.90 + VAT per quarter.

SERVICES

The tenant is to be responsible for all service costs, such as electricity, gas, water, mains drainage and telecoms.

BUSINESS RATES

Description: Business Unit and Premises

Rateable Value: £7,800

NO RATES will be payable from April 2017.

VAT

Not payable on rent but payable on other charges.

LEGAL COSTS

Each Party to meet there own legal fees.









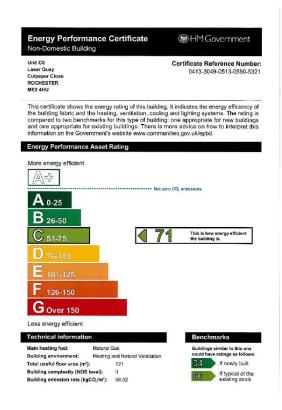
VEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

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