Michael Parkes
COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Business Unit Ground & First Floor

Ground Floor: 1372.80 sq ft
First Floor: 1419.22 sq ft
Total: 2792.02 sq ft

Reading House, Waterside Court, Neptune Way, Rochester, Kent ME2 4NZ

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LOCATION

The offices are situated within Waterside Court, Neptune Way on Medway City Estate. The area is an established and popular commercial area.

There is good access to the M2 and the Medway Towns.

LOCATION PLAN

DESCRIPTION

The property is part of Waterside Court, in the right-hand building. The ground floor can be accessed via a pedestrian door and includes glass partitioned offices as well as a more industrial/storage room that is accessed via the concertina doors from the car park. There are male and female w.c.'s on this floor.

The first floor can be accessed either by the communal stairwell (which includes a lift) or from the pedestrian door at ground level which takes you to a private staircase. The offices are glass partitioned and include male (disabled) and female toilets as well as a kitchenet area.

There is a boiler on each floor, but the services are not split.

Key Features

- Alarm
- 14 Parking Spaces
- Good Natural Light
- Lift Access
- Suspended Ceilings
- Loading Doors to Ground Floor
- Glass Partitioned

ACCOMMODATION

All areas Gross Internal and approximate.

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Total: 2792.02 sq ft

SERVICES

The premises have electricity, water, gas and mains drainage.

USE

The premises were last used as offices and storage.

BUSINESS RATES

Description:	Business Unit and Premises
Rateable Value:	£20,250

The tenant will be responsible for meeting the Business Rates. Applicants must make their own enquires of Medway Council to establish the business rates that will be payable by them (01634 306000). There may be relief available.

LEGAL COSTS

Each party will meet their own legal costs.

LETTING TERMS

A new lease for 4 years with a mutual break clause at the 2nd anniversary and an upward only rent review at the break point is available.

The lease will be a tenant's full internal repairing and service charge basis.

If a tenant wants a longer lease the landlord would be happy to negotiate this subject to upward only rent reviews at 4 yearly intervals.

RENT

£21,000pa for the ground and first floor together.

Alternatively the Landlord would consider letting the Ground Floor at £10,000pa and the First Floor at £11,000pa

SALE

There is the option to purchase the remainder of the long lease which expires in 2963.

SERVICE CHARGE

Approximately £1300 pa per floor.

VAT

VAT is payable in addition to the rent.

VIEWINGS

By appointment with the sole agent.

Contact: **Emma Catterall**
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EPC to be inserted

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(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;

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