

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

FOR SALE

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



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 kitchen 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.

Ground Floor: 1372.80 sq ft

First Floor: 1419.22 sq ft

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.

SALE

The Property is for sale with Vacant Possession @ £375,000

The Vendor holds a lease for 946 years and the remainder of the lease, less one day is available for purchase.

The vendor will enter into an agreement to sell the balance of the long lease for £1 after 20 years.

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**

Tel: 01634 294994

Email: Ecatterall@michaelparkes.co.uk

Website: www.michaelparkes.co.uk

EPC to be inserted

March 2017 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.

Michael Parkes

COMMERCIAL

01634 294994



www.michaelparkes.co.uk

Michael Parkes
CHARTERED SURVEYORS

Michael Parkes

COMMERCIAL

01634 294994



www.michaelparkes.co.uk

Michael Parkes
CHARTERED SURVEYORS