

Michael Parkes

COMMERCIAL

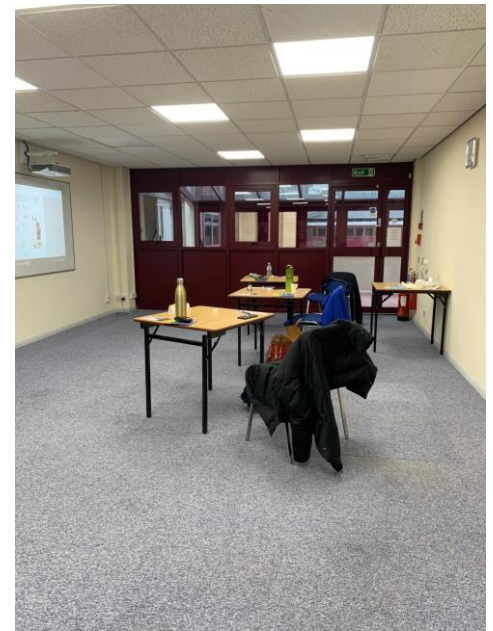
London & South East
Commercial Property Specialists

01634 294994

TO LET

Business Unit B1 & B8 use
Office Ground and First Floor
Total area: 2,311 sq ft (214.8 sqm)
**Stratford House, Waterside Court,
Medway City Estate, Rochester,
Kent ME2 4NZ**





LOCATION

This unit is located in the right-hand building of Waterside Court just off Neptune Close, approximately 0.8 mile from the Tunnel roundabout (Anthony's 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 property unit is constructed with a steel portal frame and blockwork walls.

There is separate stairwell to access the first floor although you can also use the communal stairwell and lift to get to the first-floor offices.

There are 7-9 car parking spaces with this unit.

ACCOMMODATION

All measurements are net internal and approximate.

Ground floor: 1,161 sq ft (107 sq m)

First floor: 1,150 sq ft (106.9 sq m)

LEASE TERMS

A new lease, to be negotiated. Internal repairing plus service charge.

RENT

£27,300 per annum.

ESTATE SERVICE CHARGE

The budget Service Charge to cover the common parts is £5,295pa.

SERVICES

Tenant to be responsible for all service costs, such as electricity, water, mains drainage and telecoms.

BUSINESS RATES

Description: Business Unit and Premises

Rateable Value: £18,750

Applicants are recommended to speak with Medway Council (01634 333333) to establish the Business Rates payable and whether they are eligible for any rate relief.

VAT

Is payable on rent

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Michelle Davis, Denise Ford, Caprice Carter

Energy Performance Certificate

HM Government

Non-Domestic Building

Signalong
Stratford House, Waterside Court, Neptune Way
Medway City Estate
ROCHESTER
ME2 4NZ

Certificate Reference Number:
0594-2699-3930-4790-2603

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

82

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 Mechanical Ventilation
Total useful floor area (m²): 261
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 50.68
Primary energy use (kWh/m² per year): Not available

Benchmarks

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

Prepared October 2020

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- (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.
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