

TO LET

Business Unit

Ground Floor:	1,167 sqft (108.40 sqm)
First Floor:	<u>1,150 sqft</u> (<u>106.82 sqm</u>)
Total:	2,317 sqft (215.22 sqm)

**Unit C1 Laser Quay Business Park,
Culpeper Close, Medway City Estate, Rochester,
Kent ME2 4HU**



LOCATION

The unit is the first on the Laser Quay Business Park just off Sir Thomas Longley Road. It is approximately a quarter of a mile from the central roundabout (with Whitewall Road/ Anthony's Way/ Neptune Close) and one 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 end of terrace unit is constructed with a steel portal frame. It has a glazed front elevation with bi-fold doors for loading, brick and block flank and block party walls.

The ground floor comprises a generally open area with a ceiling height of 9'9" (2.98 m), kitchen, shower and WC. There is separate access to a hall with stairs leading to the first floor. The first floor is open plan with a headroom of 10' 3" (3.10 m) rising to 14'6" (4.44 m) at the rear.

ACCOMMODATION

All measurements are gross internal and approximate.

Ground Floor:	1,167 sqft	(108.40 sqm)
First Floor / Mezzanine:	<u>1,150 sqft</u>	<u>(106.82 sqm)</u>
Total:	2,317 sqft	(215.22 sqm)

LEASE TERMS

A new lease outside of the 1954 Act for a term to be agreed on tenants full repairing. Ideally a 5 year lease, but feel free to put an offer in.

RENT

£23,500 per annum

ESTATE SERVICE CHARGE

The Service Charge & Buildings Insurance is arranged by Laser Quay Industrial Management and covers the estate (external common parts). It is £317.49 per quarter incl VAT

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: £13,500

Applicants are recommended to speak with Medway Council (01634 332222) to establish the Business Rates Payable and whether they are eligible for any rate relief (such as the Small Business Multiplier).

VAT

Not payable on rent but payable on other charges.

LEGAL COSTS

Both parties to pay their own legal costs.

VEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Contact: Denise Ford or Caprice Carter

Email: info@michaelparkes.co.uk

www.michaelparkes.co.uk

Energy Performance Certificate

Non-Domestic Building



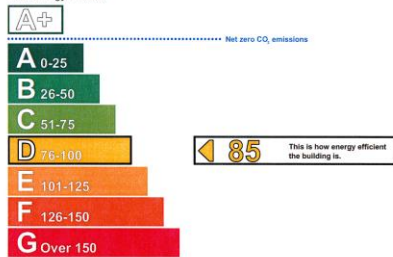
Unit 1
Laser Quay, Colpooper Close
Medway City Estate
ROCHESTER
ME2 4HU

Certificate Reference Number:
0590-0139-4749-0600-3096

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.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information	
Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	216
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	71.18

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

Administrative information

This is an Energy Performance Certificate as defined in SI2007:291 as amended

Assessment Software: SBEM online v1.3 using calculation engine: SBEM v1.1.0.3

Property Reference: 0407104200

Assessor Name: Iqbal Murtaza

Assessor Number: SAVAL005189

Accreditation Scheme: SAVA

Employer/Trading Name: BigStar Homes

Employer/Trading Address: 85, Highgreen Road, Walsley, Chalfont, Kent ME15 7SF

Issue Date: 06 Oct 2011

Valid Until: 05 Oct 2021 (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: 9039-9973-0449-4568-1008

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 Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

Prepared March 2021

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

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CHARTERED SURVEYORS