

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Business Unit, Use Class E
Office Ground and First Floor
Total area: 2,227 sq ft (207 sqm)

**SALISBURY HOUSE, WATERSIDE COURT, MEDWAY CITY ESTATE,
ROCHESTER, KENT ME2 4NZ**



LOCATION

The premises are situated within Waterside Court, Neptune Close on the Medway City Estate an established commercial area with excellent access to the M2 motorway via the Medway Towns Northern Relief Road.



LOCATION PLAN

DESCRIPTION

This modern property is newly refurbished and is constructed with a steel portal frame and blockwork walls over two levels.

Upstairs is an open plan main office with 4 separate perimeter offices. Downstairs is a smaller open plan office with 2 stores, one of which has a large roller shutter access.

There is an internal stairwell between the floors, or a communal stairwell and lift, for alternative access.

The first-floor office spaces are air conditioned, and both upstairs and downstairs office have central heating from a combi boiler in the rear store area.

There are 7 car parking spaces with this unit in the main car park, and sufficient space for 2 further spaces in front of the roller shutter.

The office furniture is available at a price to be agreed with the Landlord if required, as is the CCTV system which is a cloud-based system and covers the majority of the building inside and out

ACCOMMODATION

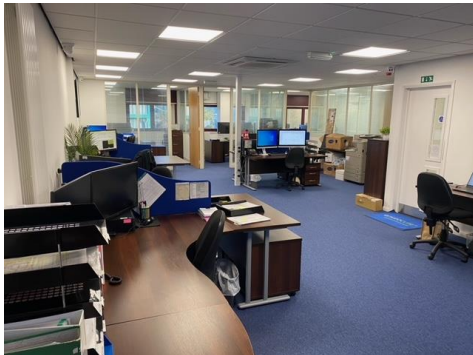
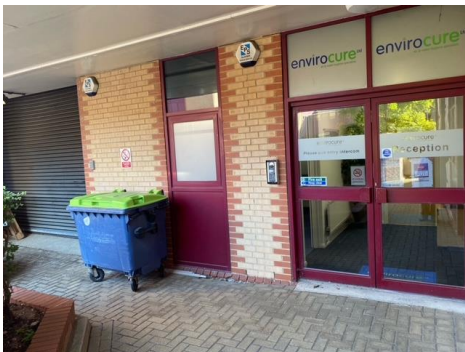
All measurements are net internal and approximate.

Ground floor: 1,065 sq ft (99 sq m)

First floor: 1,161 sq ft (107.9 sq m)

RENT

£28,000 per annum



TERM

A new full repairing and insuring lease for up to 10 years.

SERVICE CHARGE

A service charge is payable in respect of maintenance/repairs to the common parts. The budget Service Charge to cover the common parts is £1,100 pa.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List 2017 is £14,250.

Applicants are recommended to speak with Medway Council (01634 306000) to establish the Business Rates payable and whether they are eligible for any rate relief.

LEGAL COSTS

Tenant to pay both parties legal costs.

EPC

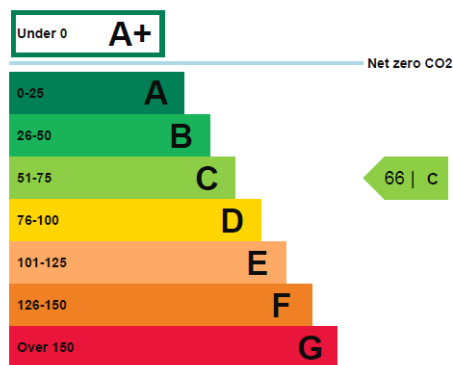
Energy performance certificate (EPC)		
Salisbury House Waterside Court Neptune Way Medway City Estate ROCHESTER ME2 4NZ	Energy rating C	Valid until: 2 November 2031 Certificate number: 2899-4213-4367-6285-0103

Property type B1 Offices and Workshop businesses

Total floor area 261 square metres

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994
Email: info@michaelparkes.co.uk
Web: www.michaelparkes.co.uk
Contacts: Denise Ford, Caprice Carter

Prepared October 2021

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