

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Total area: 2,050 sqft (190.4 sqm)

Available from January 2023

**Unit 1 Cliffe Yard,
Anthonys Way, Medway City Estate,
Rochester, ME2 4DY**



LOCATION

Cliffe Yard is in a prominent position close to the central roundabout (with Whitewall Road/ Anthony's Way/ Neptune Close) and from the Tunnel roundabout (Anthony's Way/Vanguard Way). There is 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 end-terrace unit is constructed with a steel portal frame with block and brick party walls and solid floors. There are windows, a roller shutter door and pedestrian door to the side of the unit. There is ample car parking to the side of the property and additional parking available at an additional cost if necessary.

The ground floor comprises a generally open area with two separate W/C's, a kitchen and two offices. On the first floor, there are two large offices. There is separate access to a hall with stairs leading to the first floor.



ACCOMMODATION

All measurements are gross internal and approximate.

Ground Floor:	1,091 sqft (101.4 sqm)
First floor:	957 sqft (89 sqm)
Total:	2,050 sqft (190.4 sqm)

LEASE TERMS

A new lease for a term to be agreed on tenants full repairing basis.

Available from January 2023

RENT

£35,000 per annum

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: £24,000

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

VAT is payable on rent, service charges and utilities.

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

EPC

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy efficiency rating for this property
- How this property compares to others
- Breakdown of this property's energy performance
- Recommendation report
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Unit 1 Cliffe Yard, Anthonys Way Medway City Estate ROCHESTER ME2 4DY		Energy rating B
Valid until 24 December 2029	Certificate number 0750-0631-3709-5102-4096	

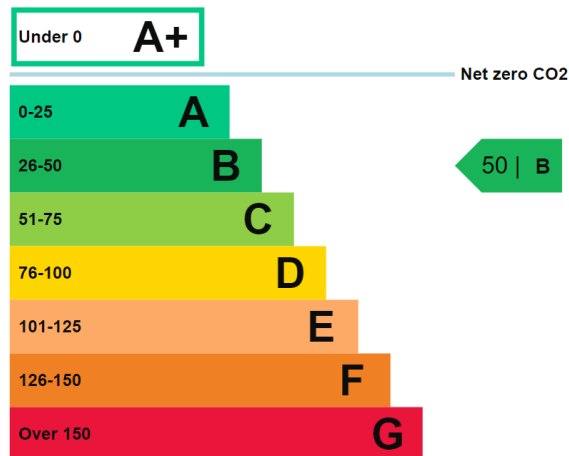
Property type B1 Offices and Workshop businesses

Total floor area 232 square metres

Share this certificate

Energy efficiency rating for this property

This property's current energy rating is B.



Prepared August 2022

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- 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;
- 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;
- 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;
- 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.
- Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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