

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET

First Floor office

First Floor: 1,419.2 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 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 include male (disabled) and female toilets as well as a kitchen area.

## KEY FEATURES

- Alarm
- At least 5 parking spaces
- Good Natural Light
- Lift Access
- Suspended Ceilings



## ACCOMMODATION

All areas are gross internal and approximate.

First Floor: 1,419.2 sq ft (131.8 m<sup>2</sup>)

## SERVICES

The tenant is responsible for all service costs including electricity, gas, water, mains drainage, telecoms and service charge.

## USE

The premises were last used as offices

## BUSINESS RATES

Description: Business Unit and Premises

Rateable Value: To be confirmed

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.

## LETTING TERMS

A new lease for a term to be agreed on a full internal repairing and service charge basis, outside of the Landlord and Tenant Act 1954.

## RENT

£21,500 per annum.

## SERVICE CHARGE

Total service charge £2,647.24 per annum

## VAT

VAT is payable in addition to the rent.

## VIEWINGS

By appointment with the sole agent.

Contact: **Caprice Carter or Denise Ford**

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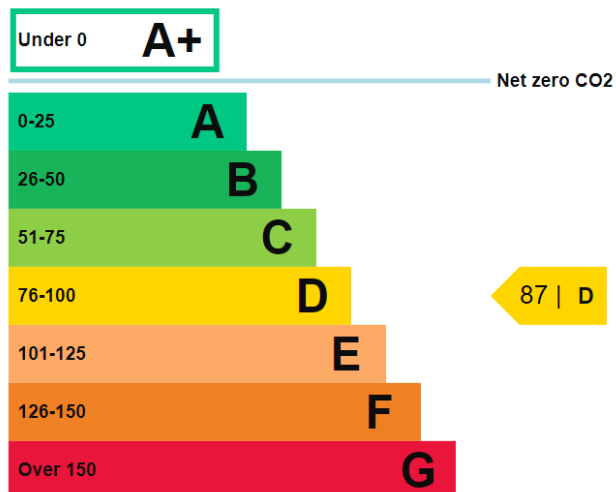
Reading House Waterside Court, Neptune Way Medway City Estate ROCHESTER ME2 4NZ	Energy rating <b>D</b>
Valid until <b>26 March 2027</b>	Certificate number <b>0790-0133-7209-5727-3002</b>

Property type B1 Offices and Workshop businesses

Total floor area 266 square metres

## Energy efficiency rating for this property

This property's current energy rating is D.



Prepared October 2022

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