

Michael Parkes

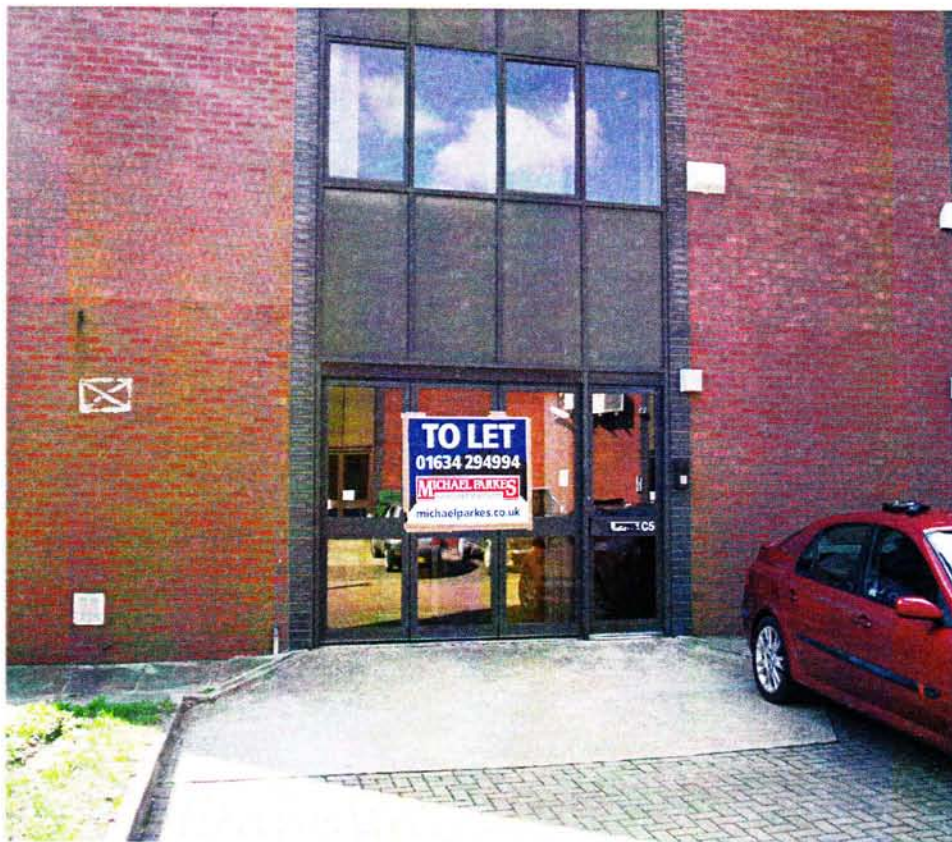
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COMMERCIAL

01634 294994

TO LET

**C5 Spectrum Business Centre
Anthony's Way
Medway City Estate
Rochester ME2 4NP
(1001sq ft- 93m²)**



LOCATION: Situated in the centre of the Medway City Estate in Rochester, within reach of the M2 Motorway Junction 1.

Michael Parkes Surveyors Limited, Reading House, Waterside Court, Neptune Close, Rochester, Kent ME2 4NZ
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www.michaelparkes.co.uk

Michael Parkes
CHARTERED SURVEYORS



- Description:** Two storey end of terrace business unit with 2 parking spaces to the front. Fitted carpets to both floors.
- Accommodation:** Entrance hall with door leading to large ground floor office or training room, storage and WC. Stairs to 1st floor with open plan office and small kitchenette to the side.
- Terms:** Flexible terms are available
- Rent:** £5,255 .25 per annum (£1,313.81 per quarter)
Equivalent to £5.25 per square foot
- Rates:** Description: Business Unit & Premises . Rateable value: £4,900
Uniform Business Rate (2010/2011) in the Pound: 40.7pence (Small Business Multiplier).
We understand that the property is eligible for a further reduction of 50% subject to the Incoming Tenant completing the necessary forms available from Medway Business Rates Department.
- Rates Payable:** £997.15 per annum
- Costs:** Each party to bear own legal fees
- Viewing:** By arrangement with the agents Michael Parkes Chartered Surveyors

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Details updated July 2010

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;
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- (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.