

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 modern end of terrace unit is constructed with a steel portal frame, having a glazed front elevation, 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 and two WC's. There is separate access to a hall with stairs leading to the first floor. The full solid 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 for a term from 1st December 2011 to be agreed on tenants full repairing and insuring basis. Buildings insurance premium for current year is £210 plus VAT

RENT.

£14,500 per annum

ESTATE SERVICE CHARGE.

Budget Service Charge to cover external common parts for year to 1st April 2014 is awaited. As guidance the Budget Service Charge for 2011-12 was: £875.60 plus VAT.

SERVICES.

Tenant to be responsible for all service costs, such as electricity, gas, water, mains drainage and telecoms.

BUSINESS RATES.

Description: Business Unit and Premises.

Rateable Value: £12,500

UBR in £ (2013-14): 46.2p

Rates Payable: £5,775.00

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.

Ingoing tenant to meet landlords legal costs.

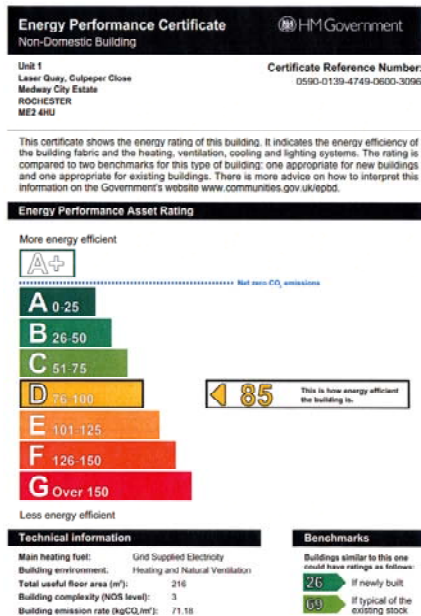
VEWING.

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Contact: Emma Catterall

Email: info@michaelparkes.co.uk
www.michaelparkes.co.uk



Administrative information

This is an Energy Performance Certificate as defined in SI2007/391 as amended

Assessment Software:	SDS2 v10.6 v1.3 using calculation engine: SDS2 v4.1.4.3
Property Reference:	052771940001
Assessor Name:	Mr Mark Taylor
Assessor Number:	580405189
Accreditation Scheme:	UKA
Employer/Trading Name:	Anglian Homes
Employer/Trading Address:	85, Highways Road, Widdowdale, Chelms, Kent ME8 7SF
Issue Date:	06 Oct 2011
Valid Until:	05 Oct 2012 (unless superseded by a later certificate)
Related Party Disclosures:	Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 9006-9873-0449-4586-1006

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/epc, 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
incentives and financial assistance schemes to help make
buildings more energy efficient visit www.carbontrust.co.uk
or call us on 0800 093 2005



Updated April 2013

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 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.