Michael Parkes

London & South East Commercial Property Specialists

COMMERCIAL

01634 294994

TO LET

Light Industrial Unit 830 sqft (77.11 sqm) Mezzanine approx 352 sqft (32.7 sqm)

Unit 10, Dickens Court, Enterprise Close, Medway City Estate, Rochester, Kent ME2 4LY

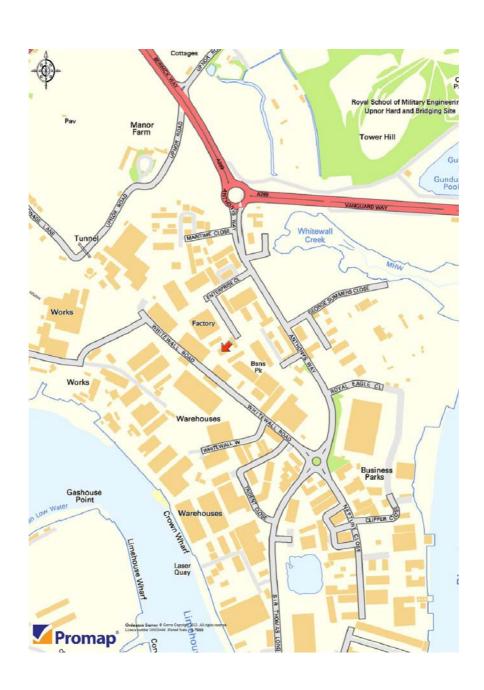


LOCATION: The property is located just off Enterprise Close on the Medway City Estate, to the west of the Medway Tunnel (A289), Rochester, Kent. Ideally situated on a popular business park with access to the Medway Towns, the M2 and M25 motorway network. Strood Railway Station is approximately ½m distant.









LOCATION PLAN









DESCRIPTION:

End of terrace steel framed industrial unit with blockwork and profile steel clad exterior.

Single WC. Currently single phase electricity but could be upgraded to 3 phase. Manual roller shutter door and pedestrian entrance to side.

The property has a mezzanine floor which is part open storage, part office. 2 Car spaces.

TERMS:

The property is to be offered on a new lease with terms to be agreed.

RENT:

£7,750 per annum payable quarterly in advance.

VAT:

VAT is not payable in addition to the rent but may be on other charges.

BUSINESS RATES:

Description: **Workshop Premises**

Rateable Value: £5,300 UBR in £ (2014-15) 47.1p

Rates payable: Potentially nil as R.V. below £6,000.

The tenant will be responsible for meeting the Business Rates.

What will you need to pay?

If the Rateable Value is less than £6,000 then relief may be applicable upon receipt of a valid application by Medway Council on 01634 306000.

(We recommend that you do not use the automated Business Rates Helpline on 01634 332222.)

Please check with Medway Council to establish what reliefs are currently available.

LEGAL COSTS:

Incoming Tenant to bear the legal costs of both parties.

Strictly by appointment with sole agents Michael Parkes Surveyors. Contact: Jeremy Wilton

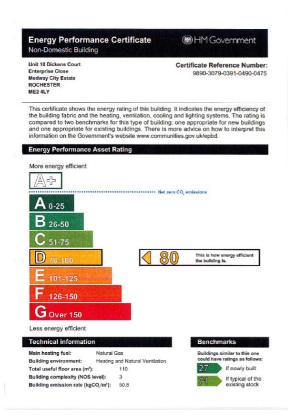
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Updated May 2014

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;
- (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;
- (iii) 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;
- (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.



