

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

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.

VIEWING:

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

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Energy Performance Certificate



Unit 18 Dickens Court
Enterprise Close
Medway City Estate
ROCHESTER
ME2 4LY

Certificate Reference Number:
9890-3079-0391-0490-0475

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 110
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 50.8

Benchmarks

Buildings similar to this one could have ratings as follows:
27 If newly built
71 If typical of the existing stock

80

This is how energy efficient the building is.

Administrative information

This is an Energy Performance Certificate as defined in SI2007/991 as amended

Assessment Software: SBEM online v1.3 using calculation engine SBEM v4.1.c.3

Property Reference: R01344700000

Assessor Name: Mr Matt Bright

Assessor Number: SAVA205189

Accreditation Scheme: SAVA

Employer/Trading Name: Brighter Homes

Employer/Trading Address: R5, Highgrove Road, Waldenlade, Chatham, Kent ME5 7SF

Issue Date: 01 Dec 2011

Valid Until: 30 Nov 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0080-0449-9319-0779-4096

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/epbd, 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 technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005



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;
- 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.