

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

FOR SALE

Ground Floor Office with Car Parking

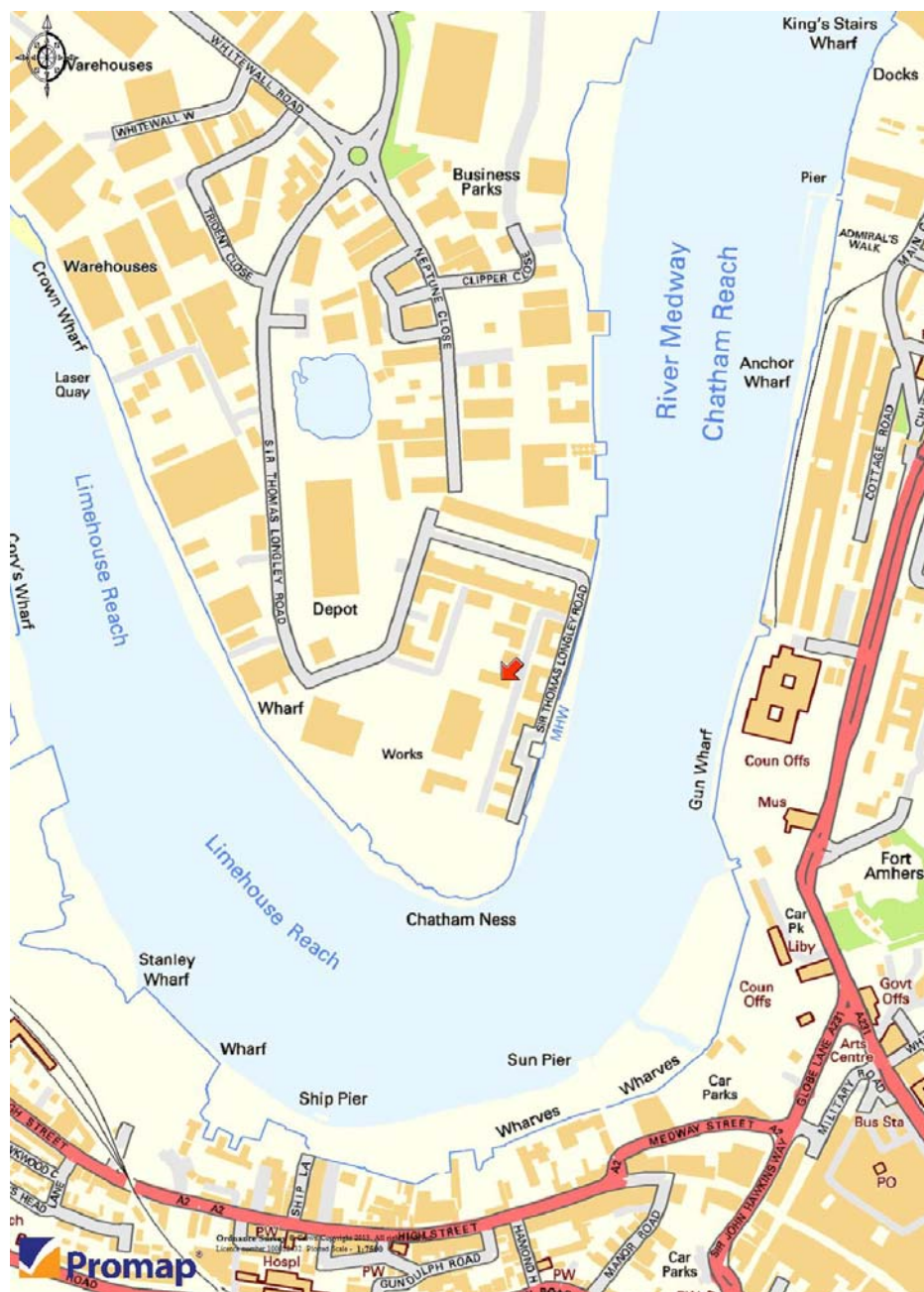
Office:	1,241 sqft	(115.3 sq.m)
Car Park:	2 demised spaces	Plus non demised spaces

Suite 3 Ashford House, Beaufort Court, Sir Thomas Longley Road, Medway City Estate, Rochester, Kent. ME2 4FA



LOCATION.

The office suit is situated on the ground floor of Ashford House in Beaufort Court as shown on the location map below. This is a purpose built office in a complex of similar style office buildings within the Medway City Estate. The Estate has good access to Rochester, Strood and the M2 heading north west towards London, or via the Medway Tunnel to Chatham, Gillingham and the M2 south towards Dover and the Channel Tunnel.



LOCATION PLAN

DESCRIPTION.

The office suite is open plan, with a suspended ceiling and recessed florescent lighting. There is a raised carpeted floor with concealed floor boxes containing electrical sockets. The windows are double glazed. There is electric night storage heating.

Although open plan, the outgoing tenant has erected high quality partitioning to provide six offices off a central open plan area. These could be removed if required.

The suite has male and female wc facilities and a kitchenette.

There are two car spaces adjacent to the offices and further shared parking in the estate.

ACCOMMODATION.

Measurements are net internal and approximate:-

	Sq.ft	(Sq.m)
Open plan office:	1,241	(115.3)
Kitchenette and storage:	18	(1.6)

WC's x 2

Car spaces: 2 specified spaces plus additional parking in the public car park area on a first come first served basis.

SERVICES.

There is mains electricity, water, drainage and telecoms.

PLANNING.

Use: Offices.

Prospective occupiers with other uses should make their own enquires of the local planning authority to establish whether their proposed use is permitted.

BUSINESS RATES.

Description: Offices and Premises.

Rateable Value: £8,300

UBR in £ 2013-14: 46.2p in £

Rates Payable: £2,364.84

Applicants are recommended to speak with Medway Council (01634 306000) to establish the Business Rates payable and whether they are eligible for rate relief.

TENURE:

Long Lease/'Virtual Freehold' for a term of approximately 975 years expiring on 24th December 2988.

PRICE:

Offers are invited in the region of £ 89,950 for the long leasehold interest.

VAT.

VAT is not payable on the sale.

LEGAL COSTS.

Each party to meet their own legal costs.

VIEWING.

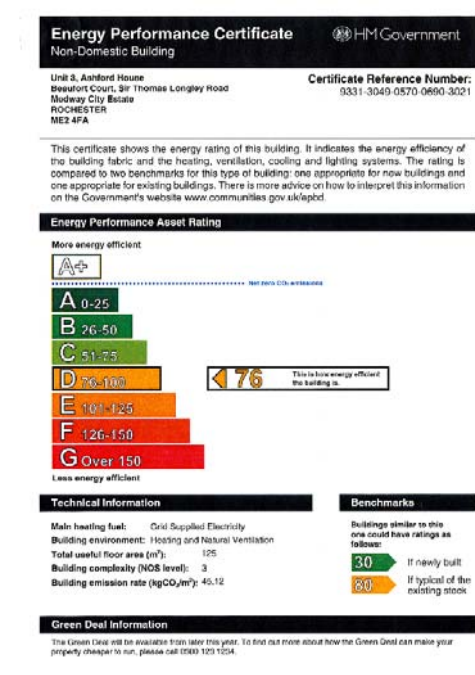
Strictly by appointment through sole agents
Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contact: Jeremy Wilton



Administrative Information	
This is an Energy Performance Certificate as defined in SI 2007/691 as amended.	
Assessment Software:	CI-3000M Standard v17.0 using calculation engine: 90034-v1.1.5
Property Reference:	0100043000
Assessor Name:	Stanley Payfield
Assessor Number:	54444011-07
Accreditation Scheme:	National Energy Scheme
Employer/Trading Name:	Survey and Test
Employer/Trading Address:	5, Grove Gardens, Huddersfield (TF1) 1EA
Issue Date:	28 Nov 2013
Valid Until:	27 Nov 2020 (unless superseded by a later re-visit)
Related Party Disclosure:	Not subject to this notice
Recommendations for improving the property are contained in Report Reference Number: 0331-0847-0565-1425-0002	
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 Department's website at www.communities.gov.uk/epbd together with details of the procedures for redress and liability of a certificate and for making a complaint.	
Opportunity to benefit from a Green Deal on this property	
The Green Deal can help you cut your energy bills by making energy efficiency improvements to your property. Use the Green Deal to find trusted advisers who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for managing the steps with the property - whoever pays the energy bills - benefits so they are responsible for the payments.	
To find out how you could use Green Deal Finance to improve your property please call 0300 123 1234.	

Prepared November 2013 / LGO.195

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.

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