

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

FOR SALE/TO LET



Purpose Built Office Suite

First Floor: 1,122 sq.ft (104.3 sq.m)

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



LOCATION.

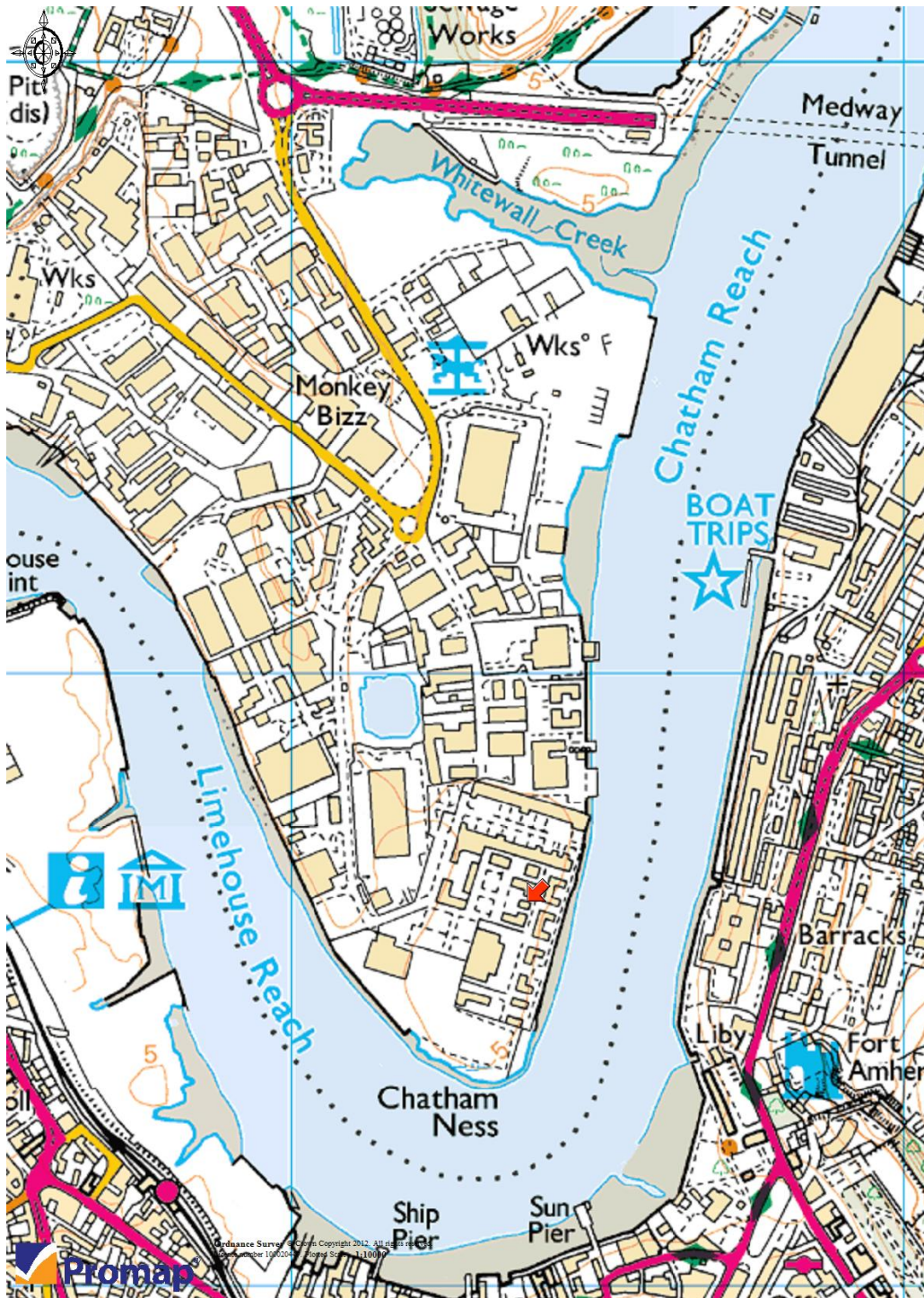
The unit is situated in Beaufort House, one of the purpose built offices on Beaufort Court. Beaufort Court is situated on the Medway City Estate at the southern end of Sir Thomas Longley Road and adjacent to the Riverside Estates.

The estate has good access to Rochester and north to the M2, M25 and London, via the Medway Tunnel, to Chatham and Gillingham and south via the M2 to Dover and the Channel Ports.



www.michaelparkes.co.uk

Michael Parkes
CHARTERED SURVEYORS



LOCATION PLAN

DESCRIPTION.

Both a lift and stairs provide access to the first floor offices. The suite comprises a main open plan office with two offices off and a kitchenette.

It has a suspended ceiling with recessed fluorescent lighting and is carpeted.

There are 2 car parking spaces allocated to the office, plus shared visitors parking.

ACCOMMODATION.

Measurements are net internal and approximate:-

Offices: 1,122 Sq.ft (104.3 Sq.m)
Kitchenette.

SERVICES.

There is mains electricity, water and drainage.

PLANNING.

The most recent use to which the unit was occupied was as offices.

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

SERVICE CHARGE.

12.3% of the costs of Beaufort House budgeted to be £2,712 for 2012

1.3% of the costs of Beaufort Court budgeted to be £456 for 2012

Total budgeted: £3,168

BUSINESS RATES.

Description: Offices and Premises.
Rateable Value: £5,600
UBR in £ 2013-14: 46.2P
Rates Payable: Potentially nil as most occupiers will qualify for 100% relief.

The tenant will be responsible for meeting the Business Rates, so what will you need to pay?

If the Rateable Value is less than £18,000 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).

The criteria for relief are as follows:-

<u>"Rateable Value of Property:</u>	<u>Amount of Small Business Rate Relief:</u>
£1 to £5,999:	50% relief and a lower non domestic multiplier 46.2p in £ (2013-14).

The Small Business Rate Relief Scheme 2010-2015 will grant relief to any taxpayer who occupies a single business property where the Rateable Value (RV) is less than £18,000 or where a ratepayer occupies a main property with a RV of less than £18,000 but has other properties with RV's of less than £2,599

each. In that instance the total RV of all properties must be less than £18,000 and relief will only be applied to the one main property”.

Additional reliefs may be available, for example an occupier of a single unit with a RV of less than £6,000 such as this one **may qualify for 100% rate relief** up to 31st March 2014. Please check with Medway Council to establish what relief is currently available

We believe our assessment above is correct, however all applicants must make their own enquires of the Council to establish the business rates that will be payable by them.

AVAILABLE FOR SALE OR TO LET.

SALE TERMS.

The building is available on a long lease (virtual freehold) for 999 years from 25th December 1989 at a ground rent of one peppercorn per annum.

PRICE.

£73,500 (£65.50 per sq.ft)

LEGAL COSTS.

Each party to meet their own.

LEASE TERMS.

A new lease for a term to be agreed on tenants full repairing and insuring terms.

RENT.

£5,650 per annum (£5.03 per sq.ft)

LEGAL COSTS.

Ingoing tenant to meet both parties legal costs.

VAT.

VAT is payable in addition to the sale price or rent.

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

Energy Performance Certificate

Non-Domestic Building

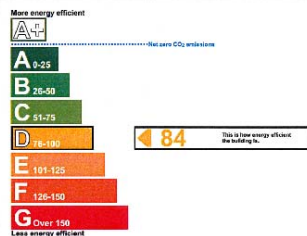


Unit 3 Beaufort House
Beaufort Court
Sir Thomas Longley Road
ROCHESTER
ME2 4FB

Certificate Reference Number:
0930-8995-0312-6130-9064

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



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 107
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 50.79

Benchmarks

Buildings similar to this one could have rating as follows:

29	If newly built
78	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative information

This is an Energy Performance Certificate as defined in SI 2007/291 as amended.

Assessment Software: NBS Ltd, 9/2010/1 Critique, v1.3, SEEM, v4.1.0.0
Property Reference: 30 00000000
Assessor Name: Neil Briggs/AssessRCS
Assessor Number: 340406109
Accreditation Scheme: National Energy Services
Employer/Trading Name: Brighter Homes
Employer/Trading Address: 85, Highgrove Road, Walsley, Cheshire, Kent ME8 7GF
Issue Date: 2012-07-18
Valid Until: 2022-07-18
Related Party Disclosure: Not related to the occupier.
Recommendations for improving the property are contained in Report Reference Number: 8809-4033-0921-3610-1565

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.epbd.gov.uk, together with details of the procedures for confirming authenticity 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 at no upfront costs. Use the Green Deal to find trusted providers who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Repayment bills for improvements stay 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.

Updated October 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.

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