Michael Parkes

London & South East Commercial Property Specialists

COMMERCIAL

01634 294994

TO LET

Business Unit

Unit C5 Total area: 1,297 sqft (120.5 sqm)

Units C5 Laser Quay Business Park,
Culpeper Close, Medway City Estate, Rochester,
Kent ME2 4HU



LOCATION.

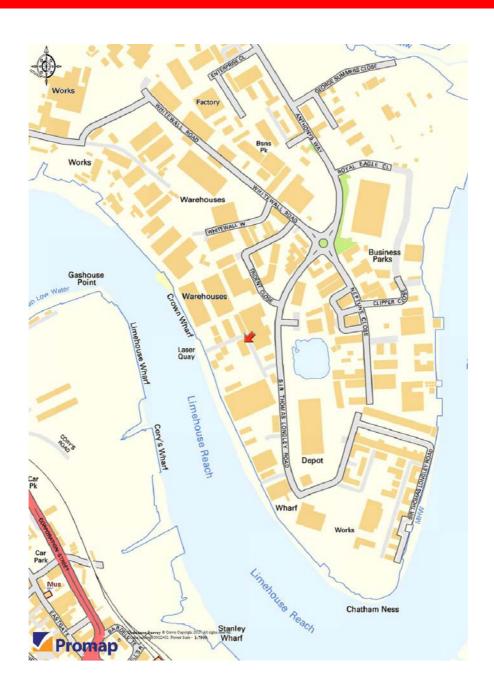
The unit is the last in the first block on the Laser Quay Business Park just off Sir Thomas Longley Road. Laser Quay is approximately a quarter of a mile from the central roundabout (with Whitewall Road/ Anthonys Way/ Neptune Close) and one mile from the Tunnel roundabout (Anthonys Way/Vanguard Way).

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.

The modern end of terrace unit is constructed with a steel portal frame, having a glazed front elevation, brick and block flank side and block party walls. The ground floor comprises a generally open area with a ceiling height of 9'9" (2.98 m), kitchen and WC. 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: 654 sqft (60.75 sqm) First Floor / Mezzanine: 643 sqft (59.75 sqm)

Total: 1297 sqft (120.50 sqm) 3 Car Parking Spaces

LEASE TERMS.

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

RENT.

£8,450 per annum

ESTATE SERVICE CHARGE.

Budget Service Charge to cover external common parts and Building Insurance for year to 1st April 2014 is £460.20

SERVICES.

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

BUSINESS RATE

Description: Business Unit and Premises

Rateable Value: £5,600

UBR in £ (2014-15): 46.2p in pound

Rates Payable: Potentially nil as rateable value is below £6,000

Less any applicable relief.

Applicants are recommended to speak with Medway Council (01634 306000) 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.







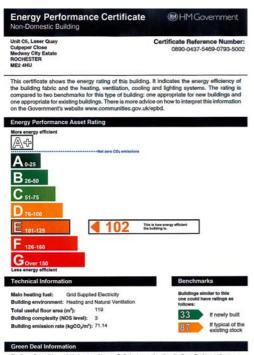


VEWING.

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk
Web: www.michaelparkes.co.uk
Contacts: Jeremy Wilton and Denise Ford







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