Michael Parkes

London & South East Commercial Property Specialists

COMMERCIAL

01634 294994

TO LET

Business Unit

Total area: 1292.76 sqft (120.1 sqm) GIA

Unit C6 Laser Quay, Culpeper Close, Medway City Estate, Rochester, Kent ME2 4HU



LOCATION

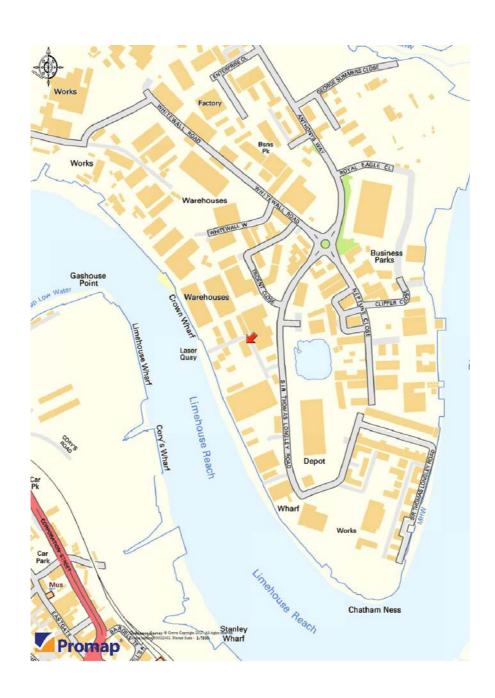
This unit is located in the first block on Laser Quay, Culpeper Close just off Sir Thomas Longley Road, approximately a quarter of a mile from the central roundabout (with Whitewall Road/ Anthonys Way/ Neptune Close) and one mile from the Tunnel roundabout (Anthonys Way/Vanguard Way).

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

This modern mid terrace unit is constructed with a steel portal frame, having a glazed front elevation and block party walls. There are bi-fold doors and a separate pedestrian entrance door.

The ground floor comprises an open area with 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 kitchen.

There are 3 car parking spaces with this unit.

ACCOMMODATION

All measurements are gross internal and approximate.

Ground Floor: 654.23 sq ft (60.78 sq m) First Floor: 638.53 sq ft (59.32 sq m) Total: 1292.76 sq ft (120.1 sq m)

LEASE TERMS

A new lease for a term to be agreed on tenants full repairing and insuring basis. Ideally a lease of at least 5 years but this is negotiable.

RENT

£10,000 pa

ESTATE SERVICE CHARGE

The budget Service Charge to cover external common parts is currently £97.09 + VAT per quarter. The Building Insurance is currently £33.92 + VAT per quarter.

SERVICES

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

BUSINESS RATES

Description: Business Unit and Premises

Rateable Value: £7,100

We advise that applicants 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

Each Party to meet there own legal fees.









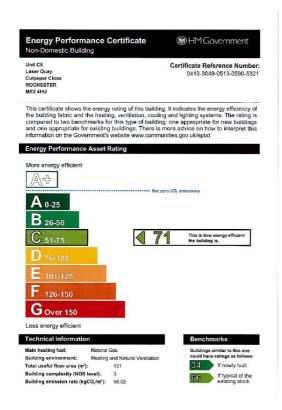
VEWING.

Strictly by appointment through sole agents Michael Parkes Surveyors.

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