

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET

Unit 4 Cliffe Yard  
Anthonys Way, Medway City Estate, Rochester,  
Kent, ME2 4DY

1,500 Sq Ft with Mezzanine of 500 Sq Ft



## LOCATION

Cliffe Yard is in a prominent position close to the central roundabout (with Whitewall Road/ Anthony's Way/ Neptune Close) and from the Tunnel roundabout (Anthony's Way/Vanguard Way). There is direct connection with the M2 at Junction 1 via the Wainscott Bypass and Junction 2 via the Medway Tunnel and Medway towns Northern Bypass.



## DESCRIPTION

This modern mid terrace unit has recently been renovated and is constructed with a steel portal frame with block and brick party walls and solid floors. The cladding and roof have also recently been changed and upgraded and the unit benefits from insulation and reduced electricity charges due to the solar panels that have now been installed. There are windows, a roller shutter door and pedestrian door to the front of the unit. Parking can be made available for up to 5 vehicles if required.

## ACCOMMODATION

All measurements are gross internal and approximate.

Ground Floor:	1,500 sq ft
Mezzanine:	500 sq ft
<b>Total:</b>	<b>2,000 sq ft</b>

## SERVICES

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

## BUSINES RATES

Description: Business unit and premises

Rateable Value: £8,600

Rates Payable: £4,128 per annum

Applicants are recommended to speak to Medway Council (01634 306000) to establish whether they are eligible for any rate relief (such as the Small Business Multiplier)

## LEASE TERMS

A new lease for a term to be agreed.

## RENT

£18,750 per annum excluding business rates, services and VAT.

## VAT

Is payable on rent.

## 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](mailto:info@michaelparkes.co.uk)

Web: [www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)

Contact: Emma Catterall

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 81

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

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- (ii) 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;
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