

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

**Suite 6a, 6b, 6c Gamma House, Culpeper Close, Medway
City Estate, Rochester, Kent ME2 4HU**

Serviced Offices

Suite 6a 300 sq ft (27.9 sq m)

Suite 6b 188 sq ft (17.5 sq m)

Suite 6c 243 sq ft (22.6 sq m)



LOCATION

The serviced offices are currently arranged in suites on the second floor of Gamma House on Culpeper Close, Medway City Estate.

Gamma House is a purpose-built office close to the central roundabout (with Whitewall Road/ Anthonys Way/ Neptune Close) and from the Tunnel roundabout (Anthonys 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.



LOCATION PLAN

DESCRIPTION

As you enter Gamma House through the communal hallway, you can take the lift of the stairs up to the second floor. The offices are situated within suite 6 Gamma House. Suite D & E are already occupied by professional firm of Chartered Architects; The Hoca Practice.

Inside suite 6 there is a modern lobby where post can be collected for each individual office and generous circulation space.



There is one ladies and one men's w.c. which is shared by all within suite 6. The suites benefit from air conditioning and desks and chairs are provided. Each suite comes with 2 allocated parking bays.

The individual suites range from 188 sq ft to 300 sq ft. However, the landlord is very flexible and if a client requires certain suites to be let together then this is possible. All measurements are net internal and approximate

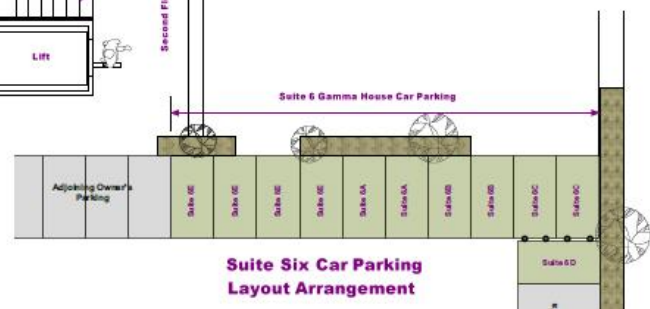
	Sq M	Sq Ft	Cost per Month	Cost PA
Suite a	27.9	300	£650	£7,800
Suite b	17.47	188	£470	£5,640
Suite c	22.6	243	£545	£6,540





**Suite Six
Office Layout Arrangement**

**Air Conditioned Offices
Car Parking
Over Looking Medway River**



**Suite Six Car Parking
Layout Arrangement**

KEY POINTS

- LED Lighting
- Newly decorated
- Door Entry
- CCTV
- Small Breakout area
- Air conditioning
- Desks and chairs provided
- Spacious
- Great views on the river in Suite C
- Available immediately

LEASE TERMS

A new lease for a flexible term to be agreed on any of the above offices. We expect terms of 6-12 months to be the norm.

ESTATE SERVICE CHARGE

The rents are fully inclusive of costs such as buildings insurance (not contents insurance) and service charge.

UTILITIES

The rent is fully inclusive of this cost.

BUSINESS RATES

The rent is fully inclusive of this cost.

VAT

Is not payable on rent.

LEGAL COSTS

Each party to meet their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

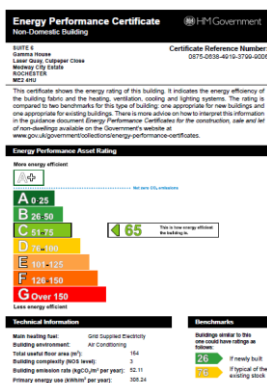
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Prepared February 2018

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