

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET

Business Unit B1 & B8 use

Industrial Ground Floor

Office First Floor

Total area: 3648 sq ft (339 sqm)

**Chichester House, Waterside Court,  
Medway City Estate, Rochester,  
Kent ME2 4NZ**



## LOCATION

This unit is located in the left-hand building of Waterside Court just off Neptune Close, approximately 0.8 mile from the Tunnel roundabout (Anthony's 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 property unit is constructed with a steel portal frame and blockwork walls. There is a concertina loading door at ground floor level.

The ground floor currently comprises two sections of open plan industrial/warehouse space.

There is separate stairwell to access the first floor although you can also use the communal stairwell and lift to get to the first-floor offices. Currently the first floor is set out as open plan offices, with kitchenette and W. C's

There are 7 car parking spaces per floor with this unit which is considered very good.

## ACCOMMODATION

All measurements are gross internal and approximate.

Ground Floor Warehouse	1840 sq ft (171 sq m)
First Floor Offices	1808 sq ft (168 sq m)

## LEASE TERMS

A new lease, to be negotiated. Internal repairing plus service charge.

## RENT

£43,000 per annum for both floors together.

Or they can be let separately.

£22,080 pa Ground Floor

£21,696 pa First Floor

## ESTATE SERVICE CHARGE

The budget Service Charge to cover the common parts is believed to be £2787 + VAT per floor

## SERVICES

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

## BUSINESS RATES

Description: Business Unit and Premises

Rateable Value: £35,500

NB this includes Ground, First and Second Floors and if floors are let separately they will need to be re-rated by the council.

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.

## VAT

Not payable on rent but payable on other charges.

## LEGAL COSTS

Each Party to meet their own legal fees.

## VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

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