

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET

Business Unit B1 & B8 use  
Office First Floor

Total area: 1440 sq ft (133.78 sqm)

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





## LOCATION

This unit is located in the right-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.

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 kitchen and W.C's

The ground floor is under offer so it is only the first floor offices available now.

There are 5 car parking spaces with this unit which is considered very good.

The offices are protected by an intruder alarm and fire protection.

## ACCOMMODATION

All measurements are gross internal and approximate.

First Floor			Sq M	Sq Ft
Open plan office	4.951	13.397	66.32855	713.9538
Rear Office	4.824	5.575	26.8938	289.4822
circulation space	2.635	2.862	7.54137	81.17455
stairwell	4.667	2.44	11.38748	122.5737
Disabled wc	2.205	1.488	3.28104	35.31679
hall	4.53	1.173	5.31369	57.19603
hall	3.042	1.208	3.674736	39.55449
w.c	1.635	0.89	1.45515	15.66309
cupboard	1.41	0.89	1.2549	13.50762
Kitchen	2.879	2.315	6.664885	71.74016
			<b>133.7956</b>	<b>1440.162</b>

## LEASE TERMS

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

## RENT

£13,750 per annum.

## ESTATE SERVICE CHARGE

The budget Service Charge to cover the common parts is £5295pa You would pay 50% for the first floor only.

## 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: £18,750 (for both floors – you can get it re-rated for first floor only)

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

Tenant to pay the landlords legal fees as well as their own.

## VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: [ecatterall@michaelparkes.co.uk](mailto:ecatterall@michaelparkes.co.uk)

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