

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Business Unit B1 & B8 use
Training room/Industrial Ground Floor
Office First Floor

Total area: 2811 sq ft (261.18 sqm)

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

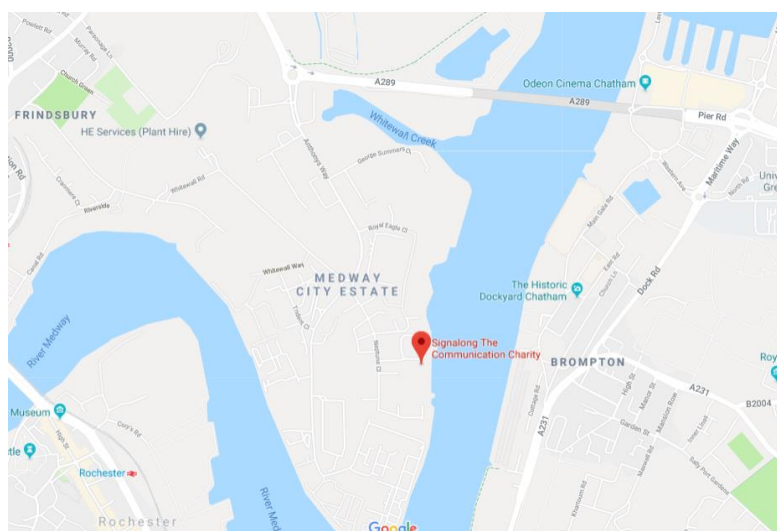




LOCATION

This unit is located in the right-hand building of Waterside Court just off Neptune Close, approximately 0.8 mile from the Tunnel roundabout (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 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 some office and a presentation room and WC's but this can be stripped back to an open light industrial area.

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

There are 9 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
			133.7956	1440.162

Ground Floor				
hallway	2.208	4.652	10.27162	110.5626
Office	6.863	4.622	31.72079	341.4394
	2.41	1.57	3.7837	40.72737
stairwell	4.667	2.44	11.38748	122.5737
hallway	4.648	2.208	10.26278	110.4676
hallway	1.694	7.576	12.83374	138.1411
w.c	3.001	2.44	7.32244	78.81801
Office	4.814	4.097	19.72296	212.2959
cupboard	1.404	4.019	5.642676	60.7372
Office	3.566	4.05	14.4423	155.4555
			127.3905	1371.218

LEASE TERMS

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

RENT

£25,300 per annum.

OR

£12,700 pa Ground Floor

£12,700 pa First Floor

ESTATE SERVICE CHARGE

The budget Service Charge to cover the common parts is £5295pa

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

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.

Tel: 01634 294994

Email: ecatterall@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Emma Catterall



Prepared September 2018

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