

TO LET

**D8 Laser Quay, Culpeper Close,
Medway City Estate
Kent ME2 4HU**

Ground Floor: 518 Sq. Ft. (48 sq. m.)

First Floor: 518 Sq. Ft. (48 sq. m.)

Total: 1036 sq. ft (96 sq. m)



LOCATION

Located on Medway City Estate, an established Commercial area, with good transport links to the M2 Motorway and the Medway Towns.



LOCATION PLAN

DESCRIPTION

The property is mid terrace with pedestrian door access to the first floor and a concertina door access to the storage area at ground floor.

At ground floor level there is a wc and lockable storage cupboard as well as storage space under the stairs.

The first floor is set out as offices with a glass partition for a separate office.

Planning use is assumed to be B1/B8. The tenant will need to check their use is in accordance with planning laws.

There are 2 parking spaces.

All measurements are Gross internal: -

Ground Floor: 518 Sq. Ft. (48 sq. m.)

First Floor: 518 Sq. Ft. (48 sq. m.)

Total: 1036 sq. ft (96 sq. m)



First Floor offices

RENT

£9,950 pa

VAT

Is not payable.

RATEABLE VALUE

£7,300

SERVICE CHARGES AND INSURANCE

The service charge is £92.90 + VAT per quarter.

The buildings insurance is £26.43 + VAT per quarter.

LEGAL COSTS

Each party to meet their own legal costs.

VEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994
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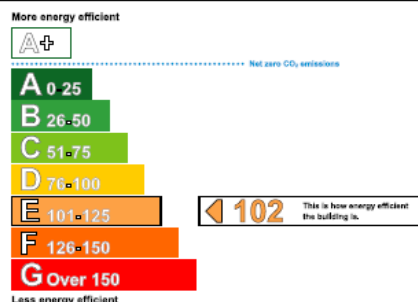
Energy Performance Certificate HM Government
Non-Domestic Building

P C Doctor Ltd
Unit D6, Laser Quay, Culpeper Close
Medway City Estate
ROCHESTER
ME2 4HU

Certificate Reference Number:
9309-3028-0468-0800-6205

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 89
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 62.96
Primary energy use (kWh/m² per year): 372.43

Benchmarks

Buildings similar to this one could have ratings as follows:

30	if newly built
89	if typical of the existing stock

Prepared January 2019

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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;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
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- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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