

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

FOR SALE

**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

SALE with Vacant Possession

£135,000

VAT

Is 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

Purchaser to pay the Vendors legal costs as well as their own.

VEWING

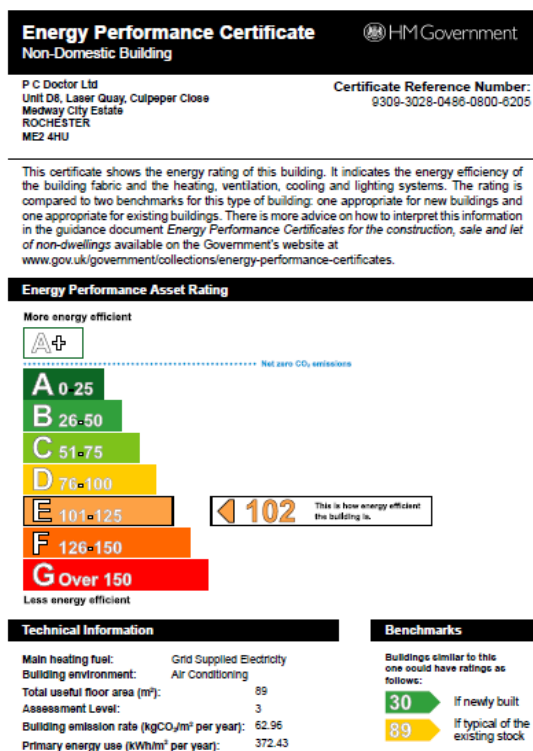
Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: Ecatterall@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Emma Catterall



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MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (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;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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