

# 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)

Available Separately or together

**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 (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 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)



The first two photos show the newly refurbished office. The second two show an example of what the landlord has done on the second floor. The landlord can assist a tenant with fit out if that is a requirement and quotes are agreed.

## LEASE TERMS

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

## RENT

£35,500 per annum for both floors together.

Or they can be let separately.

£18,400 pa Ground Floor

£18,080 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

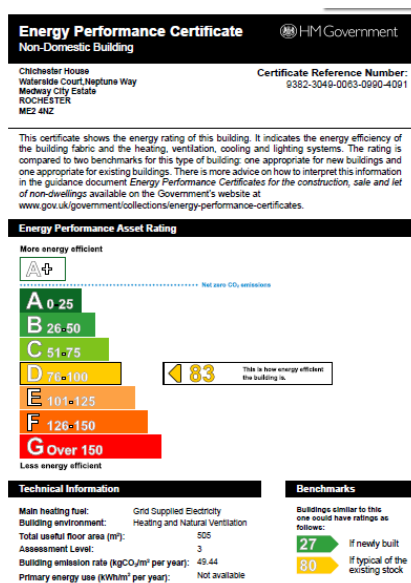
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