

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Flexible Use Business Unit

Ground Floor: 492.52 sq. ft (45.76 sq. m)

First Floor Office: 505.59 sq. ft (46.97sq. m)

Total: 998 sq. ft (92 sq. m)

**Unit C5, Spectrum Business Centre, Anthony's Way,
Medway City Estate, Rochester, Kent ME2 4NP**



LOCATION

Unit C5 is situated on the Spectrum Business Centre, on the eastern side of the main estate road just before it leads into Rochester Court.

The Spectrum Business Centre is close to the roundabout at the entrance of the Medway City Estate.

From the Estate there are good communications to Strood and Rochester via the Rochester Bridge, to the north (J1) M2 and London and to the south via the Medway Tunnel to Chatham, Gillingham, (J4) M2 and Channel Ports.



LOCATION PLAN

DESCRIPTION

Unit C5 is a unit in a block of similar units constructed approximately 25-30 years ago. It was designed to offer flexibility in use and would suit a range of uses i.e. storage/office/assembly etc.

There is a WC and cupboard area on the ground floor as well as a large storage space. The first floor is currently used as office and this is where the small kitchen is located.

On both floors there is a suspended ceiling with new LED light panels. The unit has been freshly painted, new carpets and a new water heater upstairs.



ACCOMMODATION

All measurements are gross internal and approximate:-

Ground Floor: 492.52 sq. ft (45.76 Sq. m)

First Floor Office: 505.59 sq. ft (46.97 sq. m)

Total: 998 sq. ft (92 sq. m)

There are two vehicle spaces in front of the unit.

SERVICES

There is mains electricity, water, drainage.

PLANNING

The unit can be used for any use within classes B1 and B8.

The prospective purchaser should make their own enquires to the local planning authority, Medway Council, to establish whether their proposed use is permitted.

ESTATE SERVICE CHARGES

Budgeted cost payable by unit in current year is approximately £1,000 + VAT per annum payable quarterly.

RENT

£10,978 pa

VAT

VAT is not payable in addition to the price.

BUSINESS RATES.

Description: Business Unit & Premises
Rateable Value: £5,900

Please check with Medway Council (telephone: 01634 306000) to establish what relief is currently available. The government has announced that any property with an RV below £12,000 will not be liable to pay rates, subject to eligibility.

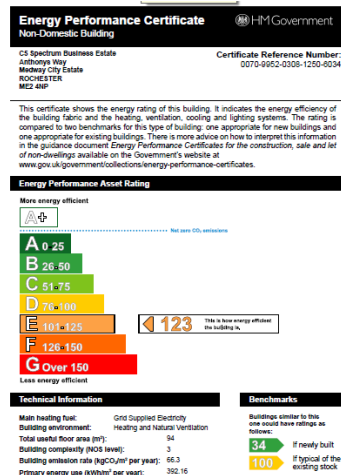
LEGAL COSTS.

Each party will meet its own costs.

VIEWING.

Strictly by appointment through agents Michael Parkes Surveyors.

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