

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

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TO LET

Flexible Use Business Unit

Ground Floor: 486.41 sq. ft(45.19 sq. m)

First Floor Office: 487.74 sq. ft (45.31 sq. m)

Total: 974.15 sq. ft (90.50 sq. m)

**Unit D4, Spectrum Business Centre, Anthony's Way,
Medway City Estate, Rochester, Kent ME2 4NP**



LOCATION

Unit D4 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 D4 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 with shower on the ground floor. There is a small kitchen at the rear. The ground floor has a concrete painted floor and this area would typically be used as storage but it could also be used as office space. There are bi fold opening doors for loading.

The first floor is currently used as office. There is a modern laminate floor and the office benefits from air conditioning.

On the first floor there is a suspended ceiling with LED light panels. The unit is currently being freshly painted, and cleaned ready for use. A door entry system will be installed.



ACCOMMODATION

All measurements are gross internal and approximate:-

Ground Floor: 486.41 sq. ft (45.19 Sq. m)

First Floor Office: 487.74 sq. ft (45.31 sq. m)

Total: 974.19 sq. ft (90.50 sq. m)

There are two vehicle spaces in front of the unit.

SERVICES

There is mains electricity, water, drainage, air conditioning, shower.

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 (£250 + VAT payable quarterly).

RENT

£11,690 pa

VAT

VAT is not payable in addition to the price.

BUSINESS RATES.

Description: Business Unit & Premises
Rateable Value: £5700

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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Web: www.michaelparkes.co.uk
Contact: Emma Catterall

