

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

**Cliffe House Offices,
Anthony's Way, Medway City Estate, Rochester,
Kent, ME2 4DY**

Serviced Offices
From 113 to 654 sq ft



LOCATION

The serviced offices are currently arranged in suites on the first floor of Cliffe House on Anthony's Way, Medway City Estate.

Cliffe House is in a prominent position close to the central roundabout (with Whitewall Road/ Anthony's Way/ Neptune Close) and from the Tunnel roundabout (Anthony's Way/Vanguard Way). There is 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

The offices situated within the first floor of Cliffe House are currently arranged as different sized suites ranging from 113 sq ft to the largest being 404 sq ft. They could be let together or in a combination of 2.

All measurements are net internal and approximate

	Sq M	Sq Ft	Cost per Month	Cost PA	No of People
Office I	10.50	113	£300	£3,600	1-2
Office J	12.73	137	£330	£3,960	2-3
Office K	37.53	404	£925	£11,100	6-8

KEY POINTS

- **Parking available** (Client owns the whole site)
- Door Entry
- Ideally 12-month lease, but all negotiable
- Intruder alarm and CCTV to building
- Shared photocopier (copier card issued and charges apply)
- The client can supply furniture if required
- Share Kitchen
- Shared, newly refurbished ladies and gents w.c.
- Gas, Electric and Rates included in rent
- Ready to move into 1st November
- Lighting will be replaced before occupation

LEASE TERMS

A new lease for a flexible term to be agreed on any of the above offices.

ESTATE SERVICE CHARGE

The office suites on the first floor of Cliffe House are fully inclusive of costs and there is no service charge applicable.

VAT

Is payable on rent and other charges.

BUSINESS RATES

The suites are inclusive of rates.

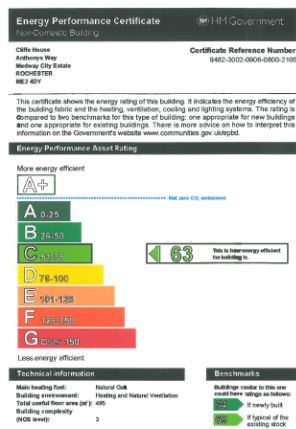
LEGAL COSTS

Each party to meet their own legal costs.

VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

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 Web: www.michaelparkes.co.uk
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Administrative information	
This is an Energy Performance Certificate as defined in SI2007/661 as amended	
Assessment Software:	Ufation (BEM v3) i.e. Using calculation engine: BEM v3.4
Property Reference:	43018003000
Assessor Name:	Mr Martin Bloomfield
Assessor Number:	R15300330
Accreditation Scheme:	Royal Institution of Chartered Surveyors
Employer/Trading Name:	County Surveying Services Limited
Employer/Trading Address:	5, Park Road, Sittingbourne, ME10 4DS
Issue Date:	19 Feb 2010
Valid Until:	17 Feb 2020 (unless superseded by a later certificate)
Related Party Disclosure:	None
Recommendations for improving the property are contained in Report Reference Number: 0340-0640-8889-0002-1008	
If you have a complaint or wish to confirm that the certificate is genuine	
Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epcd , together with details of the procedures for confirming authenticity of a certificate and for making a complaint.	

Prepared September 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;
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- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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