

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

**New Marlborough House,
Arnolde Close, Medway City Estate, Rochester,
Kent, ME2 4QW**

Serviced Offices
From 111 to 299 sq ft



LOCATION

The serviced offices are currently arranged in suites on the ground and first floor of New Marlborough House on Arnolde Close, Medway City Estate.

New Marlborough 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 ground and first floor of New Marlborough House are currently arranged as different sized suites ranging from 111 sq ft to the largest being 299 sq ft.

All measurements are net internal and approximate

	Sq M	Sq Ft	Cost per Month
First Floor			
Office 1	27.9	299.9	£720
Office 2	27.5	295.9	£700
Office 4	22.2	239.5	£575
Office 5	26.7	287.3	£690
Office 6	11.1	119.5	£295
Office 7	13.1	140.8	£345
Office 8	15.5	167.1	£410
Office 9	10.4	111.4	£275
Office 10	14.6	157.2	£385
Office 11	16.4	176.9	£430
Ground Floor			
Office 1	12.7	137	£340
Office 2	14.7	158.3	£390
Office 3	15.7	168.8	£410
Office 4	15.4	165.9	£405

KEY POINTS

- Parking available
- Door Entry
- 12 month leases
- Intruder alarm and CCTV to building
- Shared Kitchens
- Shared, ladies and gents w.c.
- Disabled w.c on ground floor
- Gas, Electric and Rates included in rent
- Broadband included in rent

LEASE TERMS

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

ESTATE SERVICE CHARGE

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

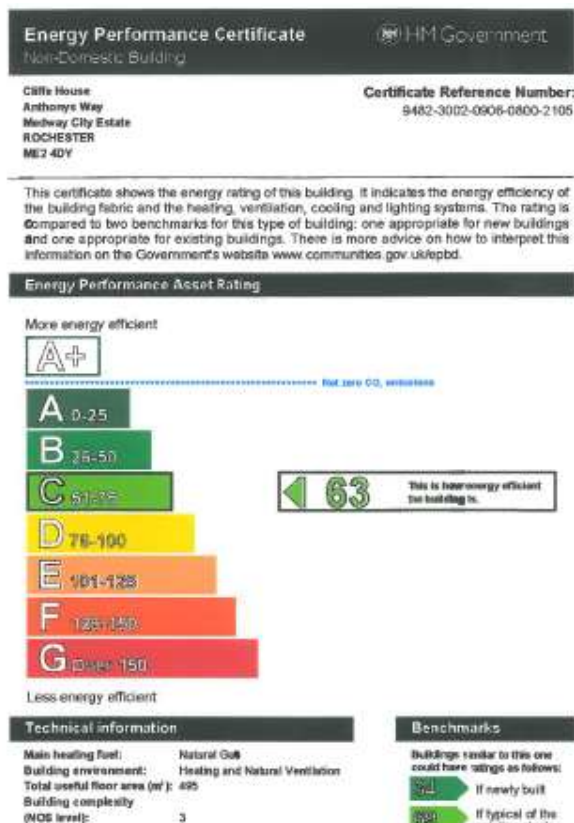
Strictly by appointment through sole agents Michael Parkes Surveyors.

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Administrative information

This is an Energy Performance Certificate as defined in S106(7) of the Energy Act 2008.

Assessment Software: Ufopen 88EM v3.4.4 (using calculation engine: 88EM v3.4.4)

Property Reference: 432518000000

Assessor Name: Mr Martin Bloomfield

Assessor Number: RICS00000000

Accreditation Scheme: Royal Institution of Chartered Surveyors

Employer/Trading Name: County Surveying Services Limited

Employer/Trading Address: 5, Park Road, Sittingbourne, ME10 4DB

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: 0340-2840-8889-2000-1006

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/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Prepared March 2020

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- v. Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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