

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Office/Industrial Unit

Unit 7, Park House, Hopewell Drive,
Chatham, Kent, ME5 7PY

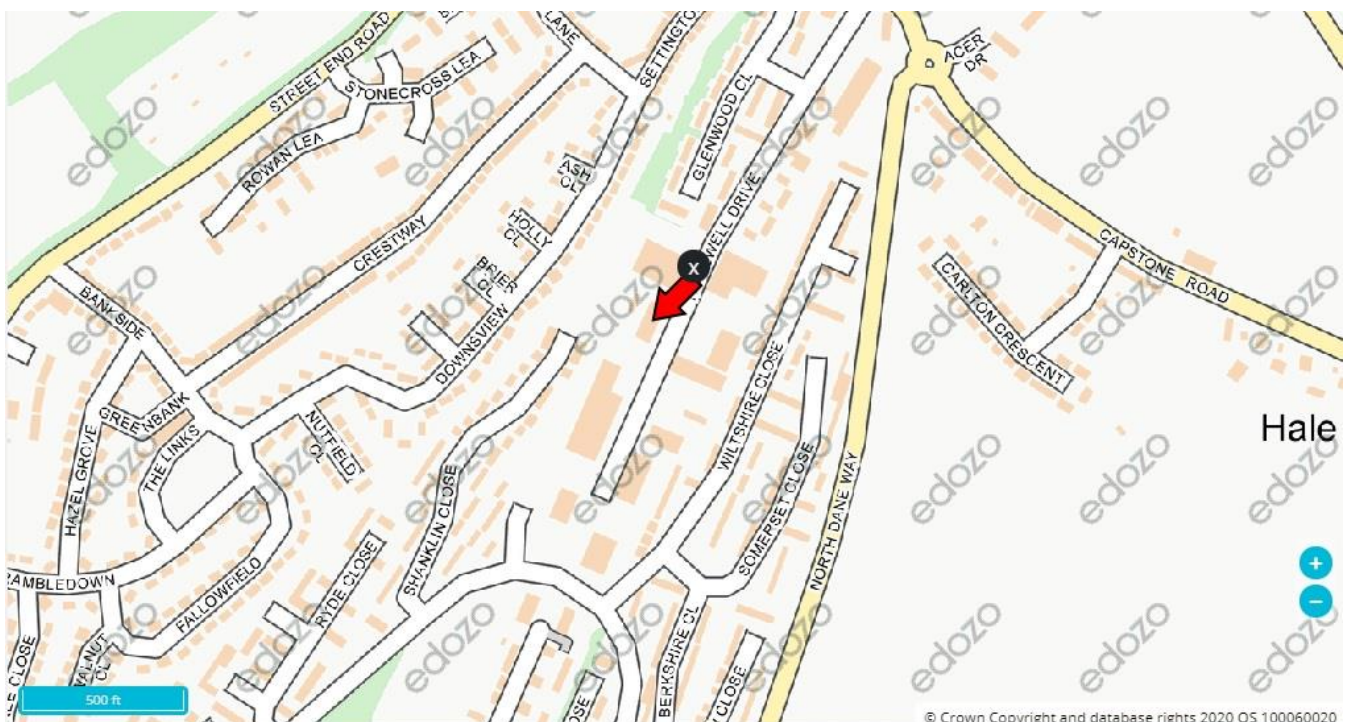
Ground Floor: 1240 sq ft (115.2 sq. m)



LOCATION

The property is located on the popular Hopewell Drive industrial estate, Chatham. Accessed via Capstone Road, giving good access to the Medway Towns and motorway network via the A229 at Chatham or A278 at Gillingham. Chatham Town centre is approximately 2 mile distant.

LOCATION PLAN



DESCRIPTION

The property is a former teaching academy, with large open plan area, kitchen/staff room and WCs.



ACCOMMODATION

All measurements are net internal and approximate:-

<i>Room</i>	<i>Width (m)</i>	<i>Depth (m)</i>	<i>Total area (m²)</i>	<i>sq ft</i>
Office/Industrial	6.047	5.35	32.3515	348
	8.94	5.83	52.1	561
	3.62	2.39	8.7	93
Kitchen/Canteen	2.34	3.65	8.5	92
	1.33	2.30	3.1	33
less	0.36	0.35	-0.1	-1
	0.35	0.36	-0.1	-1
			104.5	1,125
WC	2.16	1.33	2.9	31
Disabled WC	1.48	2.16	3.2	34
Corridors	2.67	1.20	3.2	35
	1.12	1.23	1.4	15
			115.2	1,240

There are 4 car parking spaces within an adjacent communal car park.

SERVICES

There is mains electricity, water.

PLANNING

The unit can be used for any use within class E.

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

RENT

£1032 per cumulative month inclusive of VAT. Electricity is paid in addition.

TERM

A new internal repairing and insuring sub lease for a term of up to 4 years.

VAT

Included in the figure above.

BUSINESS RATES.

The property is currently below the rates threshold.

LEGAL COSTS.

Each party will meet its own costs.

VIEWING.

Strictly by appointment through agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

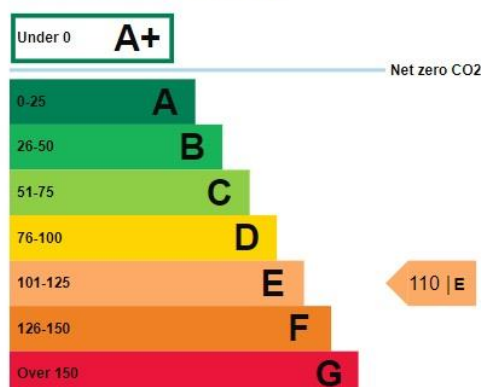
Web: www.michaelparkes.co.uk

Contact: Denise Ford or Caprice Carter

EPC.

Energy efficiency rating for this property

This property's current energy rating is E.



Prepared December 2020

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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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