

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Second floor offices

Total area: 1,185 sq ft (110 sqm)

Canterbury House, Waterside Court, Medway City Estate,
Rochester, Kent ME2 4NZ



LOCATION

This unit is located within Waterside Court just off Neptune Close, approximately 0.8 mile from the Tunnel roundabout (Anthony's Way/Vanguard Way).

It has a 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

This modern property unit is constructed with a steel portal frame and blockwork walls.

The unit comprises the second floor of a purpose built office unit. Salient features:-

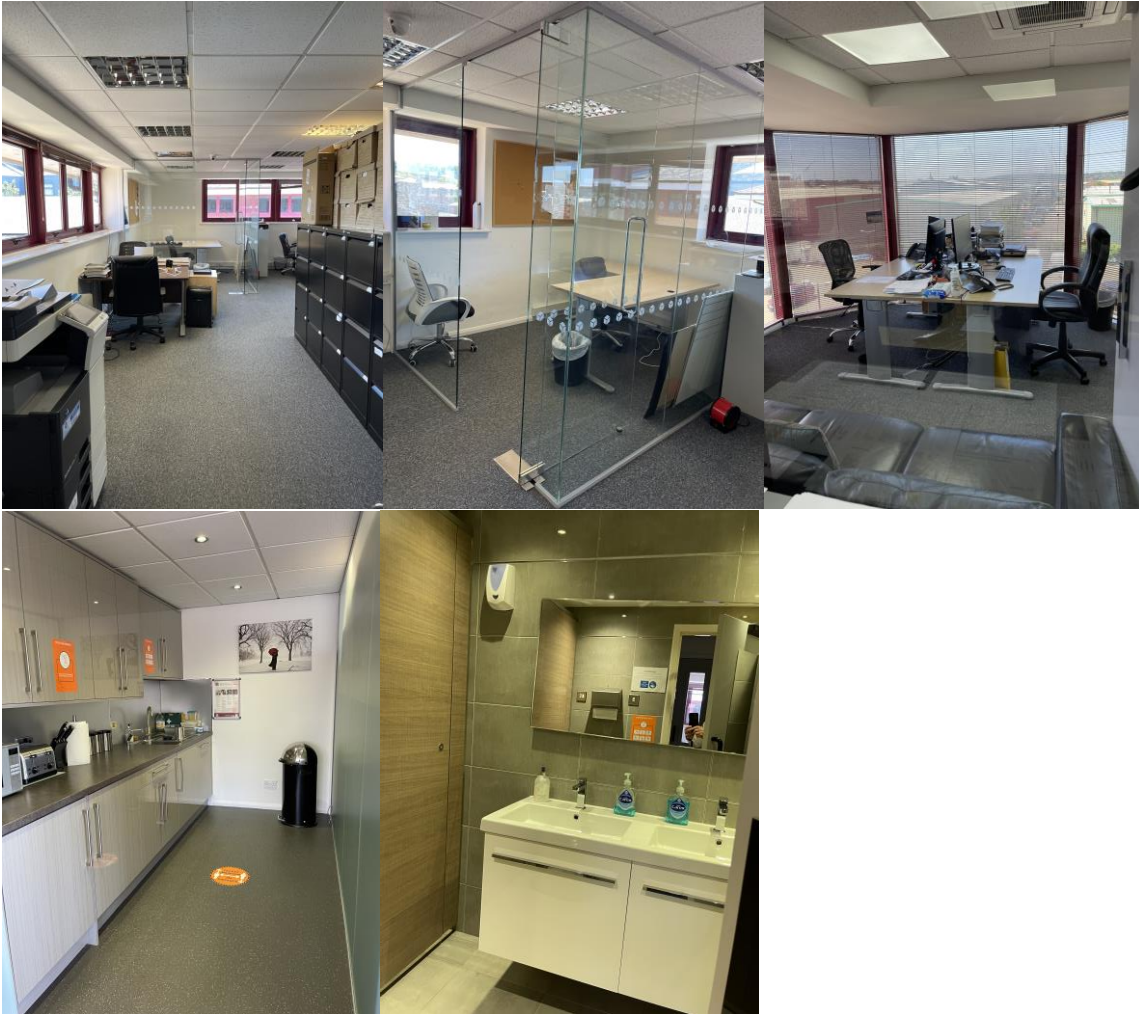
- Offices fully air conditioned
- WC facilities
- Data cabling
- Kitchen area
- Allocated car parking

There are between 5-7 car parking spaces with this unit which is considered very good.

ACCOMMODATION

All measurements are gross internal and approximate.

Second Floor Offices 1,185 sq ft (110 sq m)



LEASE TERMS

A new lease, to be negotiated. Internal repairing plus service charge.

RENT

£13,000 per annum plus VAT

ESTATE SERVICE CHARGE

A service charge is payable in respect of maintenance/repairs to the common parts.

SERVICES

Tenant to be responsible for all service costs, such as electricity, water, mains drainage and telecoms.

BUSINESS RATES

Description: Business Unit and Premises

Rateable Value: £22,500

Applicants are recommended to speak with Medway Council (01634 306000) to establish the Business Rates payable and whether they are eligible for any rate relief.

VAT

Payable on rent

LEGAL COSTS

Tenant to pay Landlords legal fees as well as their own.

VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Denise Ford or Caprice Carter

Cambridge House
Waterside Court, Neptune Way
Medway City Estate
ROCHESTER
ME2 4NZ

Energy rating

E

Valid until
19 January 2024

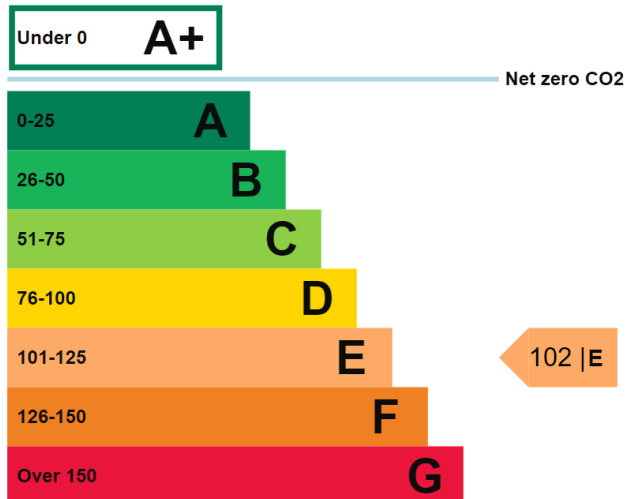
Certificate number
0240-0737-5829-0292-7096

Property type B2 to B7 General Industrial and
Special Industrial Groups

Total floor area 349 square metres

Energy efficiency rating for this property

This property's current energy rating is E.



Prepared July 2021

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (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;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.