

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

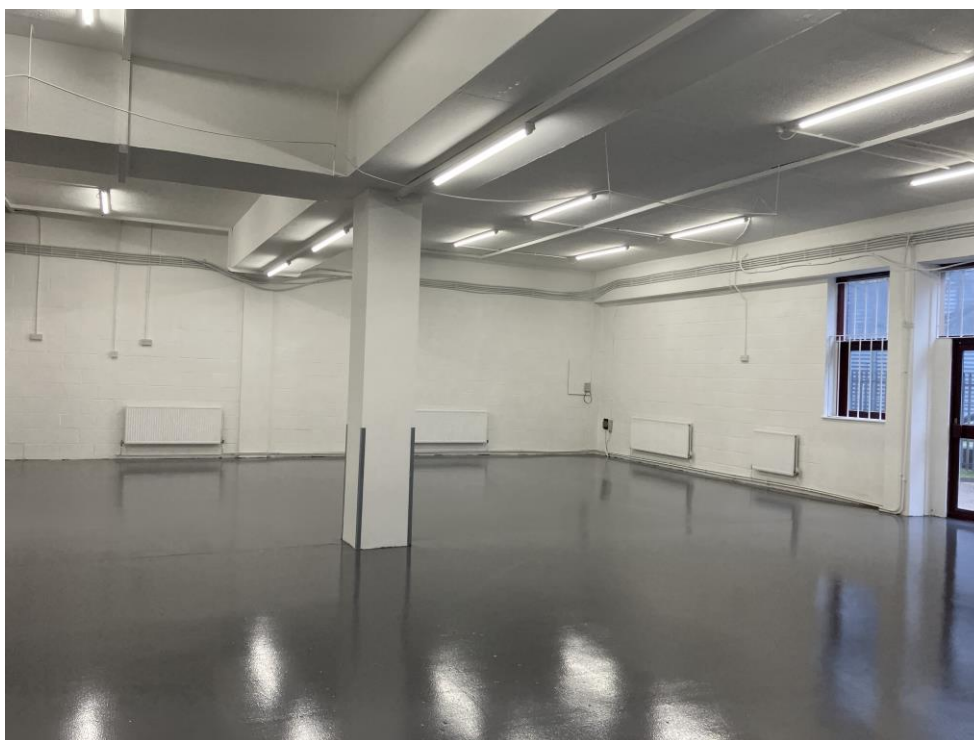
01634 294994

TO LET

Ground Floor warehouse industrial space

Total area: 1,840 sq ft (171 sqm)

**CANTERBURY HOUSE, WATERSIDE COURT, MEDWAY CITY ESTATE,
ROCHESTER, KENT ME2 4NZ**



LOCATION

The premises are situated within Waterside Court, Neptune Close on the Medway City Estate an established commercial area with excellent access to the M2 motorway via the Medway Towns Northern Relief Road.



LOCATION PLAN

DESCRIPTION

The unit comprises a ground floor warehouse unit comprising of an open plan space with an office/storage room and W/C and kitchen area.

ACCOMMODATION

Ground floor 1,840 sq ft (171 m²)

RENT

£22,500- £27,500 per annum subject to lease terms

TERM

A new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

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

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List 2017 is £10,750.

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.

LEGAL COSTS

Tenant to pay their own and Landlords legal fees.

EPC

The property has been rated Band C (63).

VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

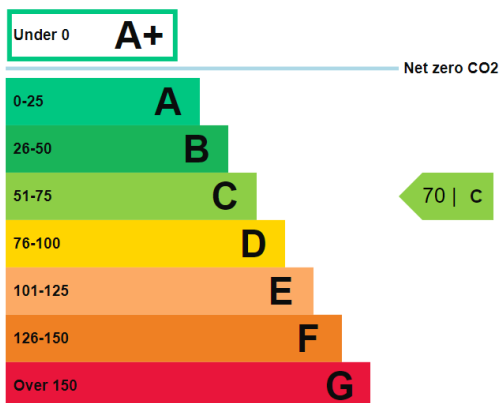
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Contacts: Caprice Carter or Denise Ford

GROUND FLOOR Canterbury House, Waterside Court Neptune Way Medway City Estate ROCHESTER ME2 4NZ	Energy rating C
Valid until 14 December 2027	Certificate number 0831-0533-5239-3202-7092



Prepared November 2022

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.