

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

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# LONG LEASEHOLD FOR SALE

**B8 Laser Quay, Culpeper Close,  
Medway City Estate  
Kent ME2 4HU  
Industrial Investment**

Gross Internal Area: 979.5 sq. ft (91 sq. m)



## LOCATION

Located on Medway City Estate, an established Commercial area, with good transport links to the M2 Motorway and the Medway Towns.



## LOCATION PLAN

## DESCRIPTION

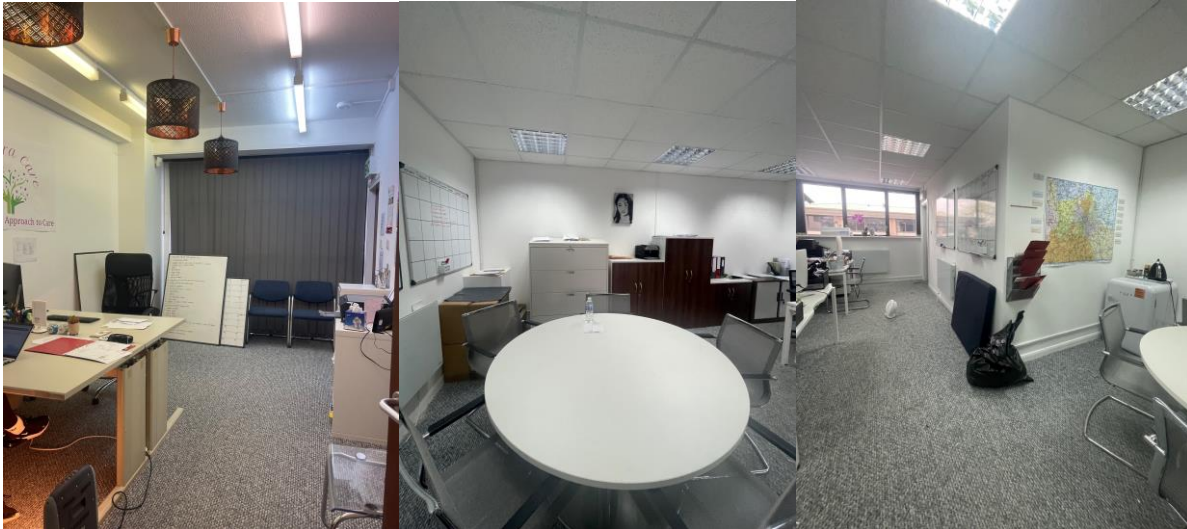
The property is mid terrace with pedestrian door access to the first floor and a concertina door access to the ground floor.

At ground floor level there is an open plan office, kitchen and W/C. The first floor is set out as one large open plan office.

Planning use is assumed to be B1/B8.

There are 2 parking spaces.

The unit is currently let as below:  
Lease: 3 Years from November 2016  
Rent: £6,000 per annum  
Rent review in progress



All measurements are Net internal: -

Ground Floor: 420 Sq. Ft. (39.05 sq.m)  
First Floor: 381 Sq. Ft. (35.47 sq.m)  
Total: 801 sq. ft (74.52 sq. m)

#### PRICE

The property is available with the benefit of the existing tenancy in the region of £200,000.

#### VAT

Not payable.

#### RATEABLE VALUE

£9,600

#### SERVICE CHARGES AND INSURANCE

There is a service charge payable.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

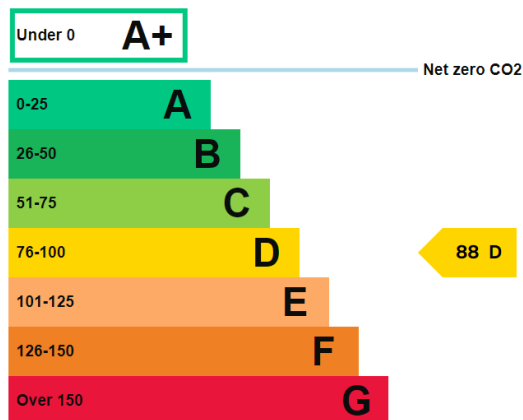
|   |   |
|---|---|
| Unit B8<br>Laser Quay<br>Culpeper Close<br>Medway City Estate<br>ROCHESTER<br>ME2 4HU | Energy rating<br><b>D</b>                             |
| Valid until<br><b>31 May 2033</b>   | Certificate number<br><b>8733-0455-3393-2580-7178</b> |

**Property type** Offices and Workshop Businesses

**Total floor area** 89 square metres

## Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

## VEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

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