

# Michael Parkes

COMMERCIAL

London & South East  
Commercial Property Specialists

01634 294994

## TO LET

Office suite

Total area: 994 sq ft (92.3 sqm)

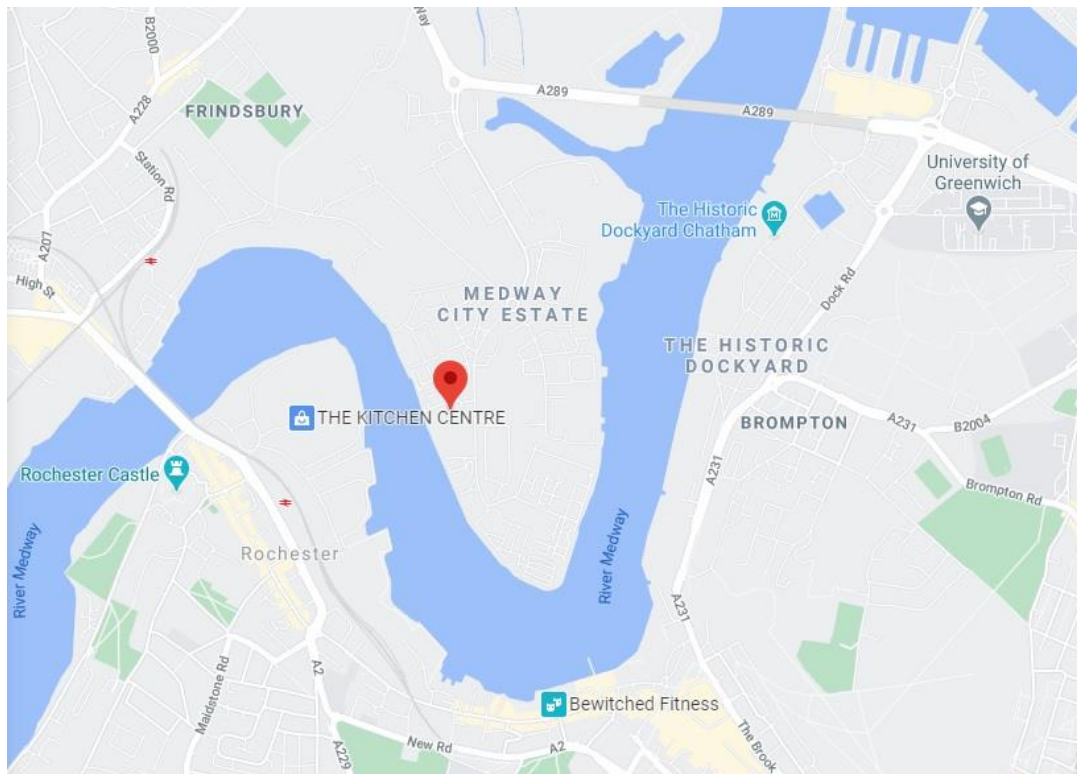
**Suite 5 Stirling House, Sunderland Quay, Culpeper Close, Medway  
City Estate, Rochester ME2 4HN**



## LOCATION

This unit is located within the Sunderland Quay in Culpeper Close overlooking the River Medway. Culpeper Close is just off Sir Thomas Longley Road, approximately a quarter of a mile from the central roundabout (with Whitewall Road/ Anthony's Way/ Neptune Close) and one 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 property unit is constructed with a steel portal frame and blockwork walls. Currently the office space is set out as an open plan office with a kitchen and WC's.

There are 7 car parking spaces with this unit.

## ACCOMMODATION

All measurements are gross internal and approximate.

Total floor area 994 sq ft (92.3)

## LEASE TERMS

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

## RENT

£12,000 per annum

## 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: £10,000

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

Not payable on rent but payable on other charges.

## LEGAL COSTS

Each Party to meet their own legal fees.

## VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: [info@michaelparkes.co.uk](mailto:info@michaelparkes.co.uk)

Web: [www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)

Contacts: Denise Ford or Caprice Carter

Suite 5, Sterling House,  
Sunderland Quay,  
Culpepper Close,  
Medway City Estate,  
Rochester  
ME2 4HN

Energy rating

C

Valid until  
22 September 2032

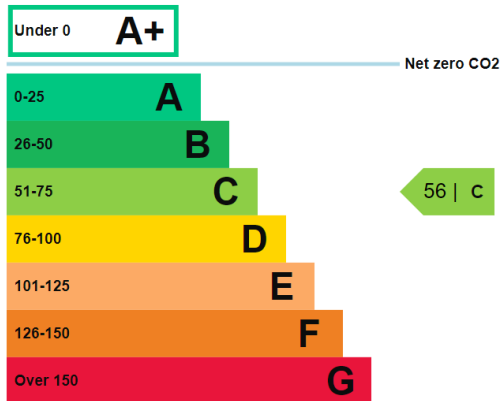
Certificate number  
8364-6184-8327-1226-9413

**Property type** Offices and Workshop Businesses

**Total floor area** 102 square metres

## Energy efficiency rating for this property

This property's current energy rating is C.



### Prepared December 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.