# **Michael Parkes**

**London & South East Commercial Property Specialists** 

**COMMERCIAL** 

01634 294994

# TO LET

Purpose Built Business Unit Ground & First Floor Approx.116.7 sq.m (1256 sq.ft.)

72 Riverside III, Sir Thomas Longley Road, Medway City Estate, Rochester, Kent ME2 4DP



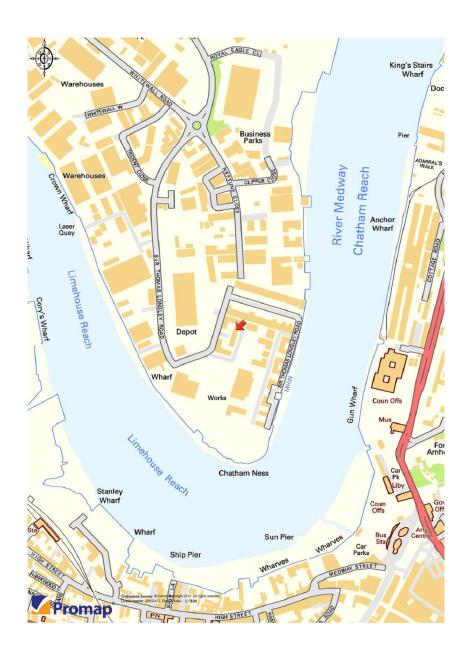






### **LOCATION**

Riverside III is at the southern end of the Sir Thomas Longley Road on the Medway City Estate in Rochester. Communications are afforded by the nearby A289 which provides access to the M2 Motorway and subsequently the National Motorway Network.



**LOCATION PLAN** 







#### **DESCRIPTION**

The property comprises a mid terrace purpose built business unit arranged over ground and first floors. There is a pedestrian entrance door and also a set of double glazed doors to the unit for ease of access for storage items.

On the ground floor there is a small kitchen area and a w.c which is suitable for disabled access.

There are 2 parking spaces.



#### **ACCOMMODATION**

Gross Internal Area approximately: 116 sq m (1256 sq ft)

# **LEASE TERMS**

A new Full Repairing & Insuring lease is available for a term to be agreed, preferably 5 years at least.

#### **RENT**

£13,000 per annum

#### **VAT**

VAT is not payable.

## **SERVICE CHARGE**

Currently £2945.68 per annum.









#### **BUSINESS RATES**

Description: Business Unit & Premises

Rateable Value: £11,250

Applicants are recommended to speak with Medway Council (01634 332222) to establish the Business Rates payable and whether they are eligible for any rate relief (such as the Small Business Multiplier).

#### **LEGAL COSTS**

Each party to meet their own legal costs.

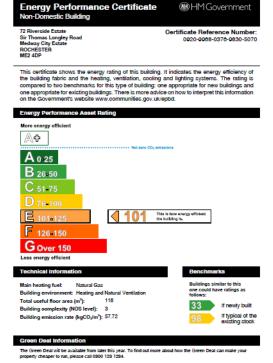
#### **VIEWING**

Strictly by appointment through agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: <u>info@michaelparkes.co.uk</u>
Web: <u>www.michaelparkes.co.uk</u>

Contact: Denise Ford









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