

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

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
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Contact: Denise Ford

Energy Performance Certificate

Non-Domestic Building

72 Riverside Estate
Sir Thomas Langley Road
Medway City Estate
ROCHESTER
ME2 4DP

Certificate Reference Number:
0020-0008-0370-0830-5070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 118
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 57.72

Benchmarks

Buildings similar to this one could have ratings as follows:

33	If newly built
98	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 128 1284.

Prepared March 2024

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