

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Office suite

Total area: 985 sq ft (91.5 sqm)

**Suite 3 Stirling House, Sunderland Quay, Culpeper Close, Medway
City Estate, Rochester ME2 4HN**



LOCATION

This unit is located within Stirling House, Sunderland Quay, 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 a main open plan office/reception area with two separate offices, kitchenette and WC's.

There are 6 car parking spaces with this unit.

ACCOMMODATION

All measurements are gross internal and approximate.

Total floor area 985 sq ft (91.5)

LEASE TERMS

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

RENT

£11,850 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: £10,750

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.

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.

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Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Denise Ford or Caprice Carter

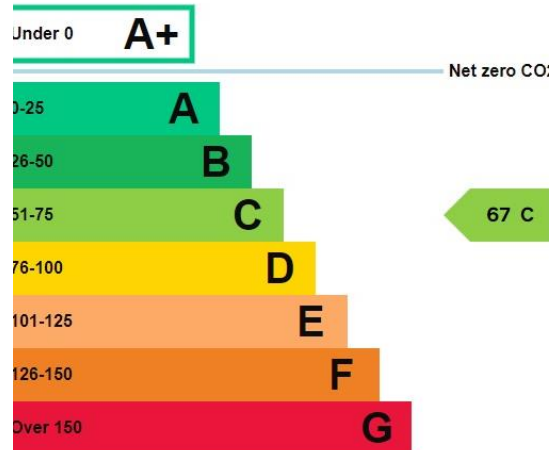
Suite 3, Sterling House, Sunderland Quay, Culpepper Close, Medway City Estate, Rochester ME2 4HN	Energy rating C
Valid until 22 September 2032	Certificate number 5865-7810-0063-1910-5857

Property type Offices and Workshop Businesses

Total floor area 106 square metres

Energy rating and score

This property's energy rating is C.



Prepared February 2024

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- (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;
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