

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Second floor offices

Total area: 1,844 sq ft (171 sqm)

Canterbury House, Waterside Court, Medway City Estate,
Rochester, Kent ME2 4NZ



LOCATION

This unit is located within Waterside Court just off Neptune Close, approximately 0.8 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

The unit comprises the second floor of a purpose built office unit. Salient features:-

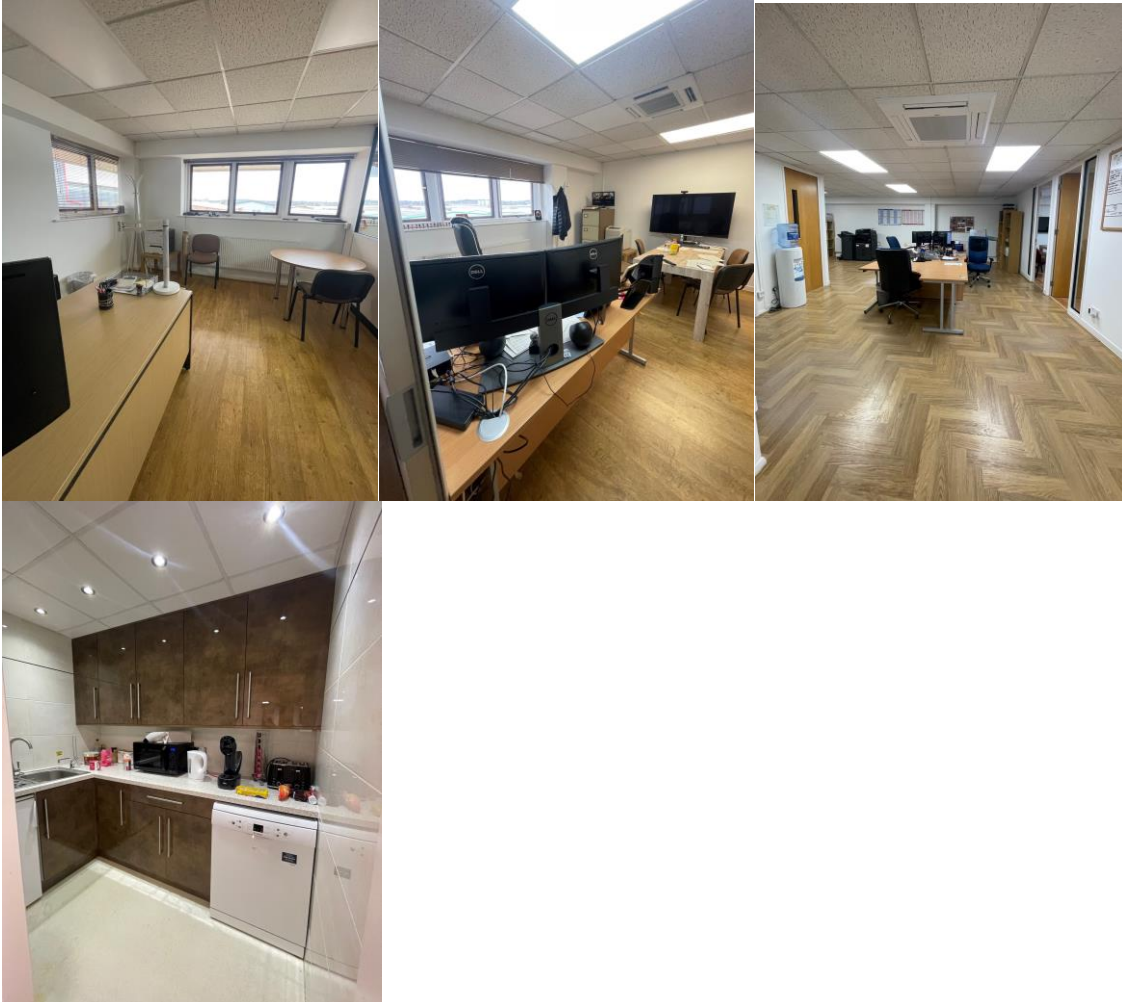
- Offices fully air conditioned
- WC facilities
- Data cabling
- Kitchen area
- Allocated car parking

There are between 5-7 car parking spaces with this unit.

ACCOMMODATION

All measurements are gross internal and approximate.

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LEASE TERMS

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

RENT

£25,000 per annum plus VAT

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: £18,000

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

Payable on rent.

LEGAL COSTS

Tenant to pay Landlords legal fees as well as their own.

VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contacts: Denise Ford or Caprice Carter

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