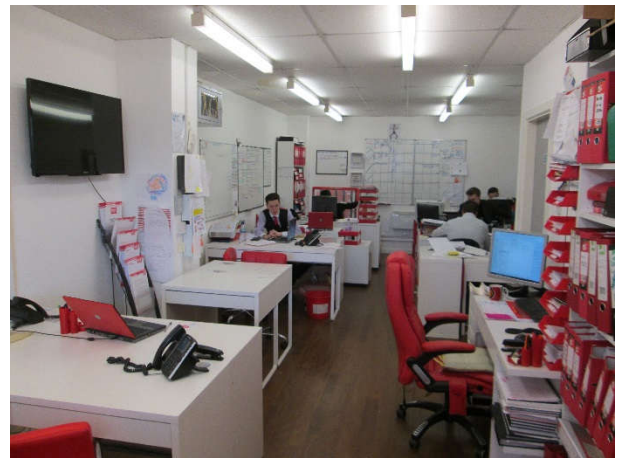


**D9 LASER QUAY, CULPEPER CLOSE,
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4HU**



Library Photos

OFFICE/BUSINESS UNIT

1,029 SQ. FT. (95.5 M²)

FOR SALE

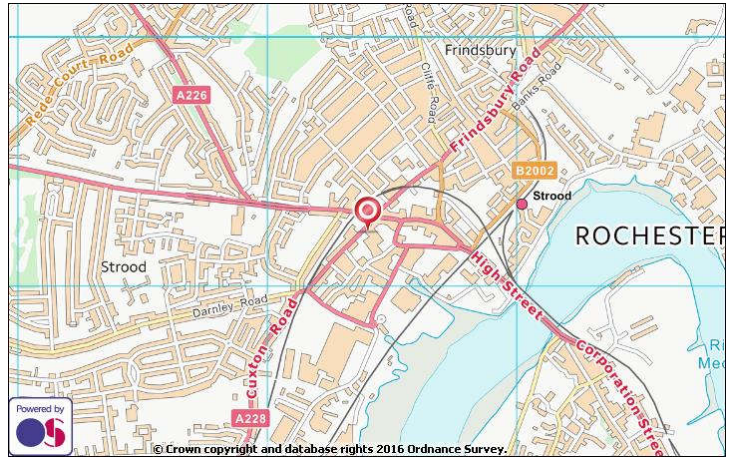


01634 668000
watsonday.com

LOCATION

The premises are situated within Laser Quay at Culpeper Close on the Medway City Estate. This is an established commercial area where approximately 2 million square feet of space has already been constructed.

The town of Strood is nearby and forms the western part of the Medway Towns conurbation. Motorway access to the estate is good with the Medway Towns Northern Relief Road scheme affording good access via a direct link to junction 1 and 4 M2. From here the remainder of the national motorway network including the M25 is accessible.



DESCRIPTION

The unit comprises a mid terraced business unit with the following salient features:-

- Ground floor production/storage
- Lighting & good provision of 13 amp power sockets
- WC
- First floor office area with suspended ceiling & carpeting
- Parking immediately to the front of the unit

ACCOMMODATION

The approx. gross internal areas is as follows:-

| | | |
|--------------|----------------------|------------------------------|
| Ground Floor | 516 sq. ft. | (47.91 m ²) |
| First Floor | <u>513 sq. ft.</u> | <u>(47.62 m²)</u> |
| Total | 1,029 sq. ft. | (95.53 m²) |

PRICE

£155,000 for the sale of the long leasehold interest (125 year lease from 1988 at a peppercorn ground rent).

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

According to the Valuation Office Agency website the Rateable Value is £7,300 in the 2017 Rating List.

EPC

The property has been rated Band D (82). An Energy Performance Certification is available upon request.

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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