



# GAMMA I, LASER QUAY, CULPEPER CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4HU



**GROUND FLOOR RIVERSIDE OFFICES  
883 SQ. FT. (82.1 M<sup>2</sup>)  
5 CAR PARKING SPACES**

**TO LET**



**01634 668000**  
**watsonday.com**

## LOCATION

The suite is located within the Laser Quay development at Culpeper Close with direct frontage to the River Medway overlooking Rochester. The Medway City Estate comprises up to 2 million sq. ft. of office and commercial space having been developed over the last 15 years. The M2 motorway is near to the site giving access to the M25 within approximately 15 minutes. The Channel Ports and Central London are all accessible. Motorway access to the property is excellent via the Medway Towns Northern Relief Road providing direct dual carriageway links to Junctions 1 & 4 of the M2.

## DESCRIPTION

Gamma I comprises one half of the ground floor of a 3 storey building. Salient features include:-

- Open plan and recently refurbished
- Self contained WCs
- Kitchen
- Suspended ceilings with lighting
- Anodised sealed double glazed windows
- 5 allocated car parking spaces

## ACCOMMODATION (net internal areas)

Ground Floor      883 sq. ft.      (82.1 m<sup>2</sup>)

## TERMS

A new full repairing and insuring lease is available for a term to be agreed.

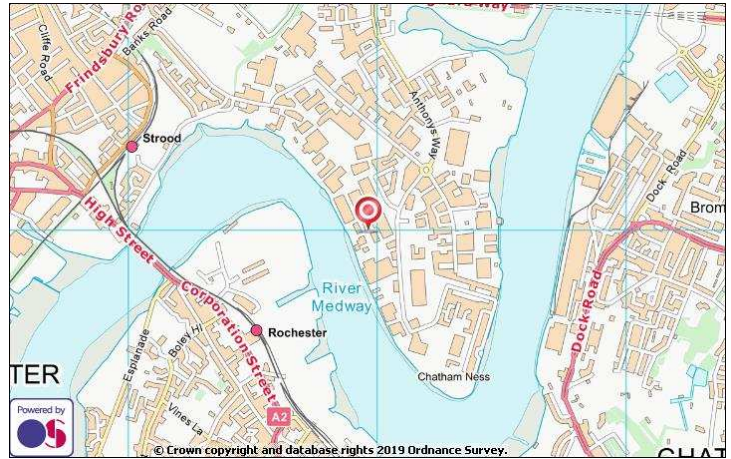
## RENT

£11,000 per annum exclusive

## SERVICE CHARGE

A service charge is payable in respect of maintenance, repairs and upkeep to the common parts of Gamma House and of the common parts of the Laser Quay development.

## LOCATION PLAN



## BUSINESS RATES

The building is currently assessed for business rates as follows:-

Offices & Premises      Rateable Value      £7,000

Eligible companies can apply for small business rate relief potentially reducing the rates payable to zero. Interested parties should contact the Business Rates Department of Medway Borough Council.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (98). An Energy Performance Certificate is available upon request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

kevindempster@watsonday.com

**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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