

**STRATFORD HOUSE, WATERSIDE COURT,
MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4NZ**



**FIRST FLOOR OFFICE
TO BE REFURBISHED**

1,440 SQ. FT. (133.79 M²)

TO LET



01634 668000
watsonday.com

LOCATION

This unit is located in the right-hand building of 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.

DESCRIPTION

Modern property of brick elevations under a pitched and hipped roof.

The first floor suite comprises a mainly open plan office with kitchen and WCs. The unit will be refurbished prior to lease commencement.

There are 5 car parking spaces with this unit.

ACCOMMODATION

All measurements are gross internal and approximate

First Floor	1,440 sq. ft.	(133.79 m ²)
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LEASE TERMS

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

RENT

£12,700 per annum.

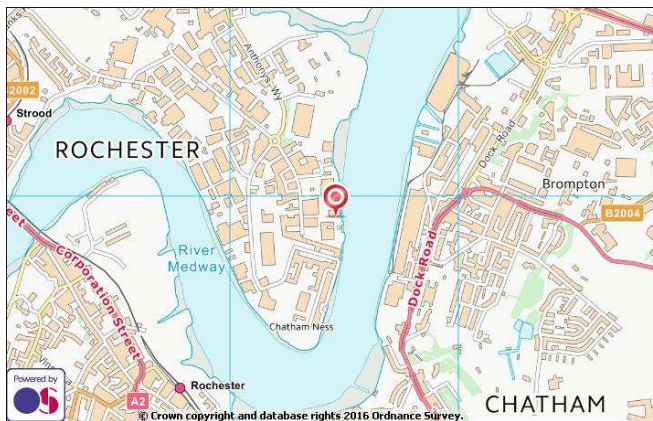
ESTATE SERVICE CHARGE

The budget Service Charge to cover the common parts is £2,648 per annum.

BUSINESS RATES

To be re-assessed.

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 bear their own legal costs.

EPC

The property has been rated Band D (82).

VIEWING

Strictly by appointment with the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

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&

MICHAEL PARKES SURVEYORS

Emma Catterall

01634 294994

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IMPORTANT NOTICE:

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- 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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