



Unit D1

Spectrum Business Centre, Anthony's Way Medway City Estate, Rochester, ME2 4NP

Modern business unit on established estate

1,991 sq ft
(184.97 sq m)

- Open Plan
- Security grills and shutter
- Air conditioning
- Double door loading to front
- Separate personnel entrance
- Double glazed windows
- 2 car spaces

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Summary

Available Size	1,991 sq ft
Price	Offers in the region of £260,000
Rates Payable	£8,108.75 per annum The purchaser is responsible for paying business rates direct to the local authority and should make their own enquires.
Rateable Value	£16,250
Service Charge	There is a service for the upkeep on the common parts of the estate. Further information available on request.
VAT	VAT is applicable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

The property is an end of terraced unit of brick and block elevations, with part glazed panels under a flat roof, powder coated double glazed windows at ground and first floor. The front entrance has double doors with a separate personnel door with the ground floor being predominantly open plan, painted concrete floor, WC's ,security grills to windows and door. The first floor is open plan with a kitchen/breakout area to the rear. There is lighting throughout as well as a mixture of wall mounted and recessed ceiling air conditioning units.

Externally the property has an electric security shutter to the front and there is two car spaces.

Location

The property is located within the Spectrum Business Centre on the established Medway City Estate and is accessed off the main spine road Anthony's Way, which in turn provides access to the Medway towns via the Medway tunnel to the east and Strood to the west. The M2 is within 5 miles via the A289 providing access into London and the M25 to the west and Channel Port, tunnel to the south east.

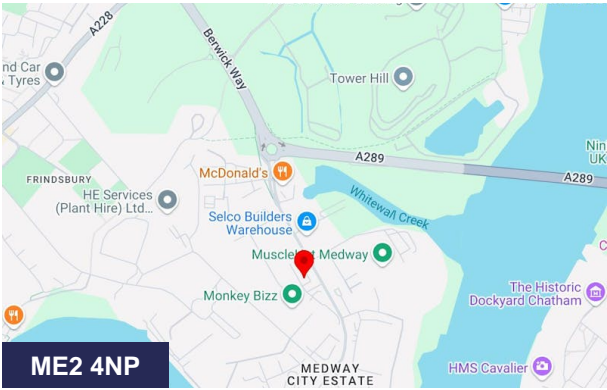
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office / Amenities	997	92.62
1st - Office / Kitchen	994	92.35
Total	1,991	184.97

Terms

The property is available by way of sale of the Long Leasehold expiring 24th December 2112.



Viewing & Further Information



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