



MEDWAY, KENT, ME8 0RW

SABRE COURT

Small Industrial / Storage Units ranging from
633 - 1,833 sq ft



KENT'S **NUMBER ONE** PLACE FOR BUSINESS SPACE

SABRE COURT

Small Industrial / Storage Units ranging from 633 - 1,833 sq ft

LOCATION

Gillingham Business Park is one of the most popular business locations in North Kent, immediately adjacent to the A2 and the A278 dual-carriageway which gives direct access to the M2 motorway (Jct 4) about 2.5 miles distant.

The M2 gives fast access to the national motorway network via the M25 and to the Channel Tunnel and Ports.

Gillingham Business Park provides a carefully managed and secure business environment of over 100 acres and is home to a wide variety of office, technology, industrial and warehouse occupiers.

DESCRIPTION

Sabre Court is located at the heart of the business park and was completed in 1989. It provides a range of versatile industrial / storage units suitable for small or start-up businesses and capable of combination to accommodate the needs of expanding companies.

FEATURES

- Profile clad steel portal frame construction
- Roller shutter loading doors
- WC facilities
- Allocated parking spaces

ACCOMMODATION

Sabre Court offers a range of industrial / storage units with space ranging from 633 sq ft (59 m²) to 1,833 sq ft (170 m²).

ENQUIRIES

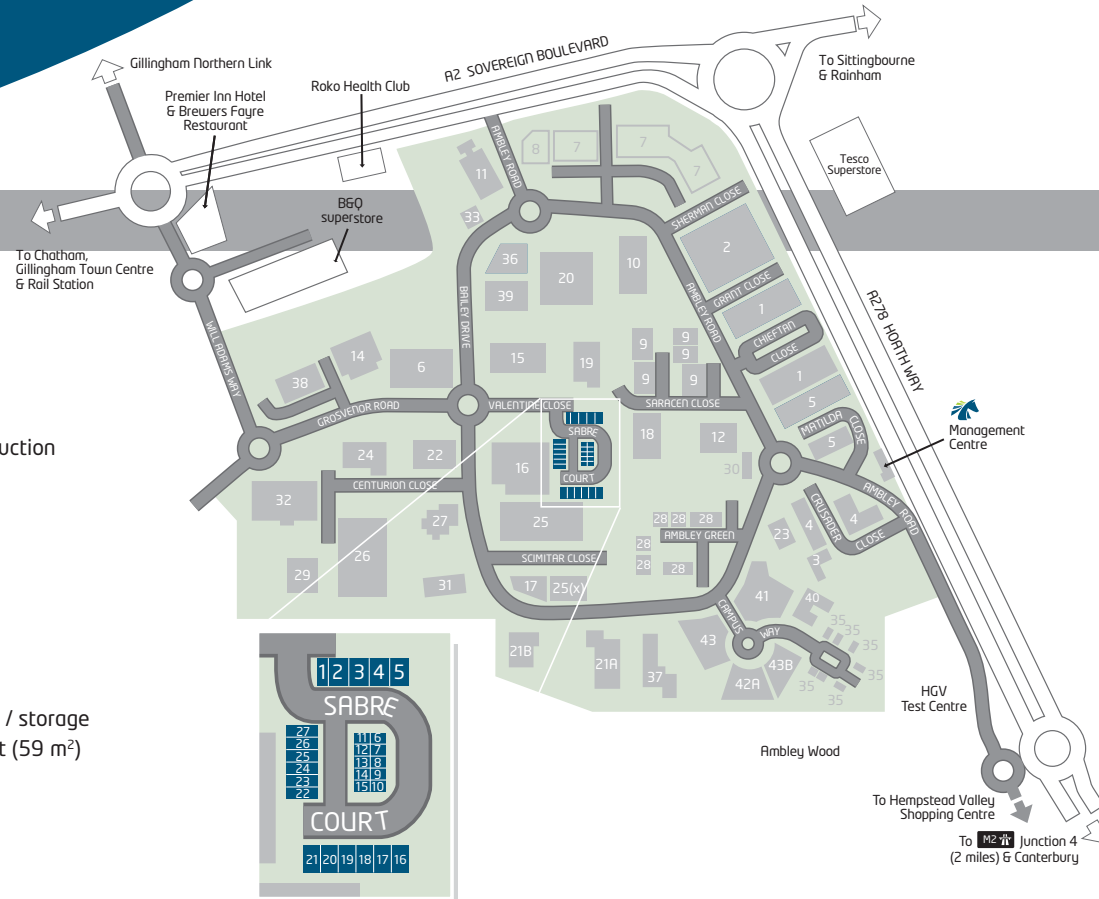
Please contact the joint sole letting agents for further information and arrangements to inspect.



Mark Coxon
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Ian Gutteridge
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Misrepresentation Act 1967 - The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. September 2012.

SABRE COURT

Gillingham Business Park, Medway, Kent, ME8 0QN

AVAILABILITY SCHEDULE

UNIT	SIZE (GIA)		CAR SPACES	RENT p.a.	SERVICE CHARGE p.a.	AVAILABILITY
	SQ FT	M ²				
2	1,619	(150.40)	3	£12,150	£1,650	Available
22	1,069 + mezz 792	(99.31)	3	£ 8,950	£ 995	Under Offer
23	1,088	(101.10)	3	£8,700	£ 995	Available
24	1,088	(101.10)	3	£ 8,700	£ 995	Available
25	1,088	(101.10)	3	£ 8,700	£ 995	Under Offer

Updated 01/09/14

- New lease for a minimum term of 3 years
- Service charge payable in addition for external and structural repairs, estate landscaping and site security
- Building insurance premium payable in addition
- £500 + VAT contribution to landlord's legal costs

Tenants will be responsible for maintaining the interior of units in full repair & decoration

VAT is payable on all rents and service charges

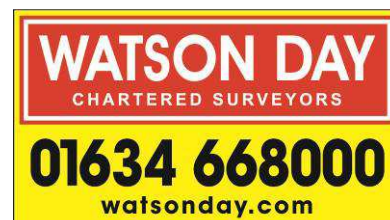
Incentive packages may be available, subject to lease terms & covenant

FOR DETAILS OF BUSINESS RATES, PLEASE SEE OVER



01474 567666

(Mark Coxon)



(Ian Gutteridge)

NOTE:

- Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 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;
- No person in the employment of Watson Day or Caxtons has any authority to make or give any representation or warranty whatever in relation to this property.



BUSINESS RATES

In England (outside London), small businesses are generally entitled to small business rate relief if the rateable value of their premises is less than £18,000. Additional properties with rateable values below £2,600 are disregarded when considering applications for small business rate relief. However, the rateable value for such properties is included in determining whether the threshold criterion has been met.

The amount of relief depends on the rateable value.

If the rateable value of the property is less than £6,000, the rates are calculated using the small business multiplier, which for 2014/15 is 47.1p and reduced by 50 per cent. If the rateable value is from £6,000 to £11,999, the reduction decreases on a sliding scale of 1% for every £120.

If the rateable value is from £12,000 to £17,999, rates are also calculated using the small business multiplier (47.1p)

Until 31 March 2015, the Government has temporarily doubled the level of relief available. Eligible ratepayers will receive small business rate relief at 100 per cent on properties up to £6,000 (rather than 50 per cent), and a tapering relief from 100 per cent to 0 per cent for properties up to £12,000 in rateable value for that period.

Based on the above information, we calculate that rates payable in the financial year 2014/15 for the available units at Sabre Court are as follows:

Unit	RV	pence/£	Discount	Rates Payable
2	£13,000	47.1	0%	£6,123.00
22	£11,750	47.1	4.17%	£5,303.66
23	£9,300	47.1	45.00%	£2,409.17
24	£9,400	47.1	43.33%	£2,508.86
25	£9,300	47.1	45.00%	£2,409.17

Rateable Values are as advised to us by the Valuation Office Agency.

The calculation of discounts and rates payable are given for guidance only. Accurate figures can only be confirmed by the local authority when they send your rates bill.

Applicants are advised to make specific enquiries to the Local Authority (Medway Council 01634 306000) to confirm these figures

ENERGY PERFORMANCE CERTIFICATES

The units have been rated as follows:-

Unit 2	D (98)	Unit 22	D (82)
Unit 23	D (85)	Unit 24	D (95)
Unit 25	D (91)		

A copy of the full EPC is available upon request