

**ANCHORAGE HOUSE, HIGH STREET, CHATHAM,  
KENT ME4 4LE  
ON THE INSTRUCTIONS OF MAPLEY ESTATES LTD**



**FLOORS TO LET IN  
WATERFRONT OFFICES  
5,220 SQ. FT. (484.9 M<sup>2</sup>)  
WITH CAR PARKING**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

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

**LOCATION:**

Anchorage House is located immediately to the west of the Sun Pier development of waterfront offices. This is a town centre location near to the junction with Medway Street. Surrounding occupiers include HSBC, Swinton, BBC Radio Kent and various solicitors.

**DESCRIPTION:**

Anchorage House is a purpose built 10 storey office building of concrete framed structure located over a car park. The specification includes central heating, solid floors, plasterboard or tiled ceilings with surface mounted fluorescent lighting, carpeting and emulsion painted walls. The accommodation available comprises the eighth floor of the building. There is male and female toilet accommodation on each floor of the building and two lifts off the main core.

**ACCOMMODATION:** The approximate net lettable areas are as follows:-

4<sup>th</sup> Floor                      5,220 sq. ft.    (484.9 m<sup>2</sup>)    **AVAILABLE**

**Parking**

On site car parking. Allocation to be confirmed based on 6 spaces per floor.

**LEASE:**                      The premises are available on a new lease for a term expiring on 31<sup>st</sup> March 2021.

**RENTAL:**                      £8.50 per sq. ft.

**LEGAL COSTS:**              Both parties' legal costs to be borne by the ingoing tenant.

**EPC:**                              The floors have been rated as follows:-

4<sup>th</sup> Floor                      Band C (67)

Energy Performance Certificates area available upon request.

**VIEWING:**                      Strictly by appointment with 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

