

# SUN PIER CHAMBERS, SUN WHARF, MEDWAY STREET, CHATHAM, KENT ME4 4HF



**MODERN TOWN CENTRE OFFICE  
ACCOMMODATION  
3,836 SQ. FT. (356.38 M<sup>2</sup>)  
PLUS ON SITE PARKING**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

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

**LOCATION:**

Sun Wharf comprises a small modern office development completed in approximately 1985/86 on the fringe of Chatham town centre and with frontage to the River Medway. Other occupiers within the development presently comprise HSBC Bank Plc., BBC Radio Kent and Kent Reliance and whilst there are a number of other local professional occupiers in close proximity.

Chatham High Street with a wide range of facilities including mainline railway station, bus station and good quality shopping facilities are within 500 metres.

**DESCRIPTION:**

Sun Pier Chambers comprises a 2 storey building and is of traditional brick construction beneath a pitched roof. Accommodation is arranged over ground and first floors and comprises a variety of open plan and cellular offices together with storage, kitchen and separate male and female WCs. Heating is provided via gas fired central heating system, whilst windows throughout are double glazed. There are good quality decorations, carpeting and lighting also throughout. Externally there is a block paved car parking area within which there are 7 reserved parking spaces.

**ACCOMMODATION: (net lettable)**

<u>Ground Floor</u>	Offices	1,240 sq. ft.	(115.20 m <sup>2</sup> )
	Filing room/store	559 sq. ft.	( 51.93 m <sup>2</sup> )
	Separate M & F WCs		

<u>First Floor</u>	Offices & kitchen	<u>2,037 sq. ft.</u>	<u>(189.24 m<sup>2</sup>)</u>
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<b>Total</b>		<b>3,836 sq. ft.</b>	<b>(356.38 m<sup>2</sup>)</b>
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<u>Exterior</u>	7 reserved car parking spaces.
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**LEASE:** A new full repairing and insuring lease is available for a term to be agreed.

**RENT:** £40,000 per annum exclusive.

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

**EPC:** The property has been rated Band C (58). An Energy Performance Certificate is available upon request.

**VIEWING:** Strictly via the lessor's agents

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**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

**IMPORTANT NOTICE:**

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
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