

**VACANT SUITES,  
REGUS HOUSE, CROSSWAYS BUSINESS PARK,  
DARTFORD, KENT DA2 6QH**



**PROMINENT MANAGED OFFICES**

**355 – 753 SQ. FT. (33 – 70 M<sup>2</sup>)**

**WITH PARKING**

**IN THE HEART OF CROSSWAYS BUSINESS PARK**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

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

**LOCATION:**

Regus House is set within a prominent position at Admirals Park, Crossways Business Park, one of the most accessible business environments within the South East and the largest mixed use business park on the M25. Located next to the QE2 Bridge/Dartford Crossing on Junction 1A of the M25, Crossways has direct connections to the UK motorway network and is also well served by public transport. Major airports, seaports, the Channel Tunnel and Central London are all less than one hour away. Regus House enjoys an enviable position on Anchor Boulevard at the junction with Crossways Boulevard and Galleon Boulevard and has far reaching attractive views. In addition, the building is close to Bluewater Shopping Centre and Ebbsfleet International Station.

**DESCRIPTION:**

The building was constructed in 2000 of concrete framed construction under mono-pitched roofs in two wings with curtain walling external cladding and brick flank walls. Features include:-

- \* Full raised access flooring with 150mm void.
- \* Recessed ceilings with Category 2 light fittings.
- \* Four pipe fan coil air conditioning.
- \* Antistatic carpets.
- \* Horizontal blinds to office windows.
- \* Two 13 person lifts.
- \* Manned reception.
- \* Car parking (1:185 sq. ft.)
- \* High quality partitioning and decorations.

**ACCOMMODATION:** The available accommodation is shown on the attached availability schedule.

**TERMS:** The suites are available on new flexible leases from 1-5 years.

**RENT:** Please refer to attached availability schedule.

**EPC:** The offices have been rated as Band F (150).

**VIEWING & FURTHER INFORMATION:** Strictly via the sole letting agents:-

**WATSON DAY CHARTERED SURVEYORS**

**01634 668000**

**Nick Threlfall**

**[nickthrelfall@watsonday.com](mailto:nickthrelfall@watsonday.com)**

**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



ACCOMMODATION	AREA (SQ. FT.)	AREA (M <sup>2</sup> )	NUMBER OF DESKS	RENT (MONTHLY)	AVAILABILITY
Office No. 008	355	33	6	£2,199	Available
Office No. 311-312	753	70	10	£3,729	Available

**NOTE:** The monthly rental shown is inclusive of service charge, business rates, management fees, heating, lighting, electricity, standard Cat 5 cabling, buildings insurance, building maintenance, air conditioning and complete fit-out but is exclusive of VAT and car parking.

- **Schedule should be read in conjunction with agent's particulars.**
- **All areas shown are approximate and net lettable.**
- **All rents are subject to VAT.**
- **What's included**
  - Set up fees
  - No legal fees
  - No landlord fees
  - Business lounge entry
  - Equipment maintenance
  - Comms room
  - Cleaning
  - Sundries
  - Furniture
  - Air conditioning
  - Building maintenance
  - Reception staff
  - Security
  - Cat 5 cabling
  - Buildings insurance

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

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