



MEDWAY, KENT, ME8 0NZ

# THE COURTYARD

Development of individual office buildings  
ranging from 1,562 - 4,423 sq ft



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

# THE COURTYARD

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## 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

The Courtyard is an attractive development of individual office buildings surrounding a landscaped central square in a mature woodland environment.

## FEATURES

- Excellent natural light
- Carpeting and suspended ceilings
- Gas fired central heating
- Ample parking spaces
- Perimeter trunking

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. August 2012.

## ACCOMMODATION

The Courtyard offers accommodation ranging from 1,562 sq ft (145 m<sup>2</sup>) to 4,423 sq ft (411 m<sup>2</sup>)

## TERMS

The properties are available on new leases and flexible terms are available. Guidance on rental levels is available on application to the joint sole agents.

## ENQUIRIES

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



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## AVAILABILITY SCHEDULE

UNIT	FLOOR	SIZE (SQ FT)	SIZE (M <sup>2</sup> )	CAR SPACES	GUIDE RENT P.A.	STATUS
6	First	2,280	(212)	11	£28,750	AVAILABLE
7	Ground	2,084	(194)	11	£28,150	AVAILABLE

All rents and prices quoted are exclusive of rates, service charge and VAT.

A Service Charge is payable in addition for external and structural repairs, upkeep of common internal parts, heating, estate landscaping and site security

### EPCs

The units have been rated as follows:-

Unit 6 (First Flr)	Band D (78)
Unit 7 (Ground Flr)	Band C (74)

Energy Performance Certificates are available upon request



01474 567666

(Mark Coxon)



(Ian Gutteridge)

### NOTE:

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