

# FIRST & SECOND FLOORS, 77 HIGH STREET, CHATHAM, KENT ME4 4EE



**AIR CONDITIONED OFFICES**

**1,512 SQ. FT. (140.4 M<sup>2</sup>)  
WITH ON SITE PARKING FOR 6 CARS  
AND BASEMENT STORAGE**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

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

## LOCATION

The premises are located on the northern side of the High Street, close to the junction with Medway Street and between the Sun Pier office development and Anchorage House. Adjoining occupiers include solicitors, accountants and restaurants.

## DESCRIPTION

The premises comprise the upper floors of a purpose built office building. Salient features:-

- Open plan main office with individual office at the rear on each floor
- Modern fitted kitchen
- WC facilities on both floors
- Suspended ceilings with recessed Cat 2 lighting
- Gas fired central heating & air conditioning
- Basement storage
- 6 allocated car parking spaces

## ACCOMMODATION

1 <sup>st</sup> Floor	Offices WC	757 sq. ft.	( 70.3 m <sup>2</sup> )
2 <sup>nd</sup> Floor	Offices & Kitchen WC	755 sq. ft.	( 70.1 m <sup>2</sup> )
	<b>Total</b>	<b>1,512 sq. ft.</b>	<b>(1404.4 m<sup>2</sup>)</b>
LG Floor	Storage		

Externally Car parking for 9 vehicles to the rear

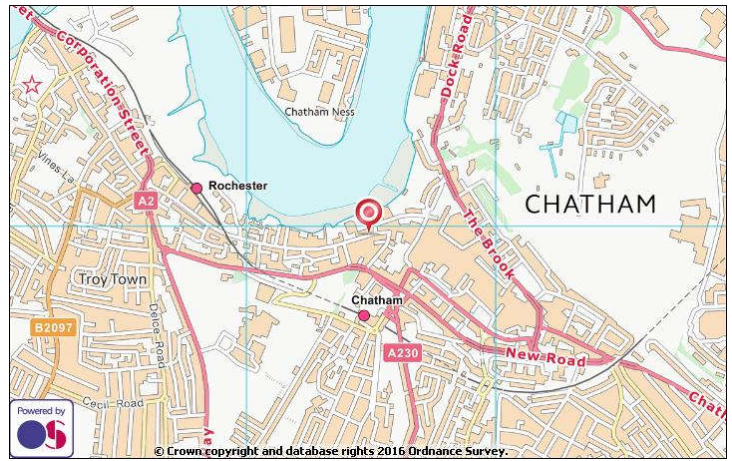
## TERMS

The property is available on a new internal repairing lease for a term to be agreed.

## RENT

£18,000 per annum exclusive.

## LOCATION PLAN



## PLANNING

The property has most recently been used by an IT company. In the recent past both Use Class D & B1 planning consents have been granted on the premises.

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £16,000.

## ESTATE AGENTS ACT, 1979, SECTION 21

Notice is hereby given that some of the members of Watson Day LLP have a personal interest in these premises.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (92) expiring on 2<sup>nd</sup> June 2029. An Energy Performance Certificate is available upon request.

## VIEWING

Strictly by appointment via the sole agents:-

## WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000

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

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

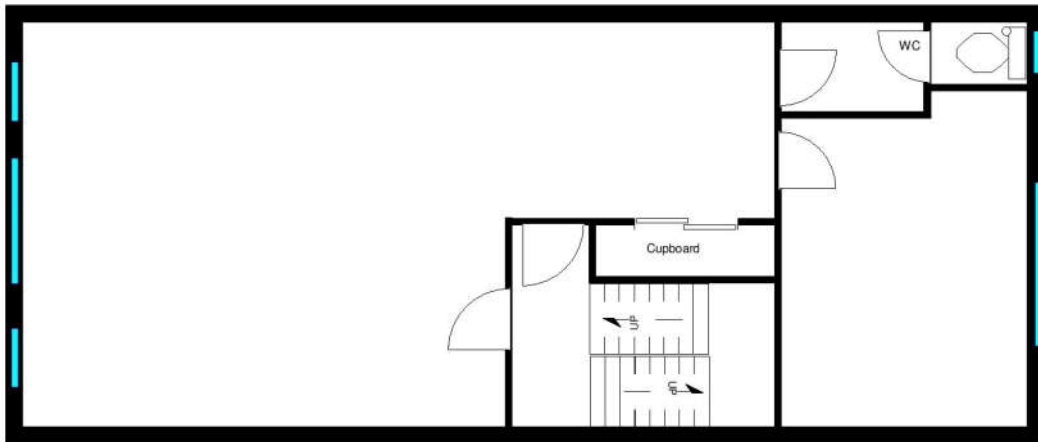
### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

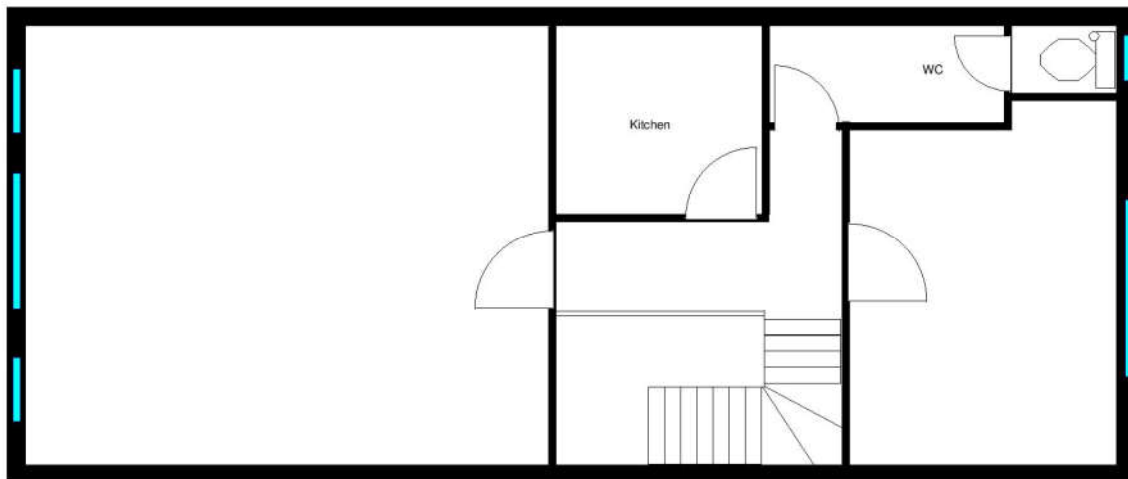
- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been 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



## FLOOR PLANS



First Floor



Second Floor

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

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