



**SERVICED OFFICES  
FORT BRIDGEWOOD, MAIDSTONE ROAD  
ROCHESTER, KENT ME1 3DQ.**



**SELF CONTAINED OFFICES  
FROM 231 SQ. FT. – 1,691 SQ. FT.  
(21 – 157 M<sup>2</sup>)  
CAN BE COMBINED TO FORM LARGER AREA**



**01634 668000  
watsonday.com**

## LOCATION

Fort Bridgewood Business Park is situated on the western side of the B2097, Maidstone Road on the southern periphery of Rochester approximately 3km (1.86 miles) south of the City centre.

A substantial distribution warehouse and the Royal Mail Logistics South Eastern Distribution Centre are situated on the north side and the south side of the estate access road respectively.

The B2097 provides a link towards Rochester City centre to the north and Junction 3 of the M2 motorway, which is situated approximate 3km (1.86 miles) to the south.

## DESCRIPTION

The offices are situated on the first floor of a detached warehouse building with ancillary accommodation. At the western end of the building there is office and ancillary accommodation at both ground and first floor levels. On the ground floor there is an entrance lobby, a reception area, separate male and female WCs and a WC which has been adapted for use by disabled persons.

Access to the first floor is via a timber staircase. Four separate offices are available to let. They can be combined to form a larger area. The specification/amenities include the following:-

- Suspended ceiling with inset fluorescent lights in foil diffusers
- Wood strip floor finish
- UPVC framed double glazed windows
- Air conditioning
- Perimeter dado trunking (skirting trunking within office 4
- Minimum of 2 parking spaces for each office

## LOCATION PLAN



## ACCOMMODATION

See schedule below.

## RENT

See schedule below.

## SERVICE CHARGE

See schedule below.

## LEASE

Each office is available to let from a minimum term of 12 months.

## LEGAL COSTS

Each party is to bear their own legal costs.

## EPC

The building has an energy performance asset rating within Band D (79). A copy of the Energy Performance Certificate is available upon request.

## VIEWING

Strictly by appointment via the 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



## AVAILABILITY SCHEDULE

SUITE	AREA (SQ. FT.)	AREA (M)	PARKING SPACES	RENT (PCM)	SERVICE CHARGE (PCM)	AVAILABILITY
1 (FF)	635	59	4	£1200	£250	Available
3 (FF)	248	23	3	£585	£165	LET
4 (FF)	248	23	3	£520	£155	LET
5 (FF)	592	55	3	£850	£200	Available
7 (FF)	233	15	2	£245	£50	LET
8 (GF)	231	21	3	£400	£90	LET
9 (GF)	248	23	4	£520	£155	Available
10 (GF)	665	62	6	£995	£225	Available

- The monthly rent is inclusive of business rates, insurance and security.
- The service charge covers the cost of electricity, air conditioning, broadband, cleaning and waste disposal.
- All rent and service charge is subject to VAT.

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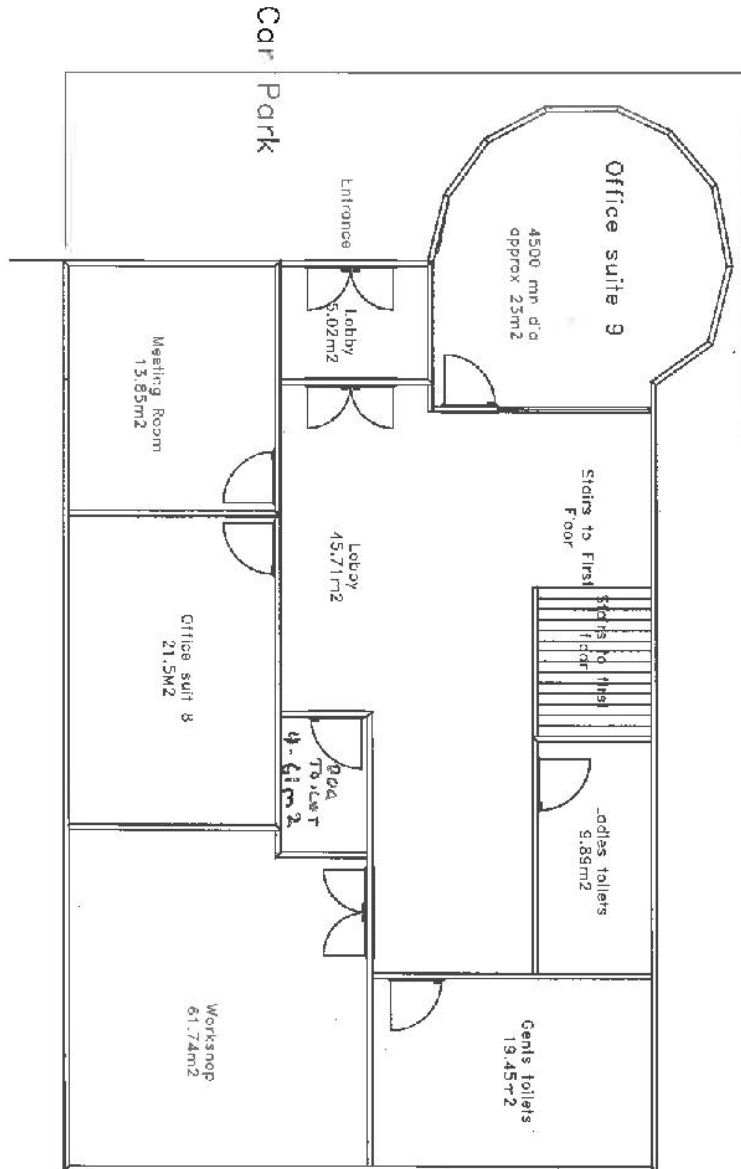
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**FLOOR PLANS**  
**Ground Floor**



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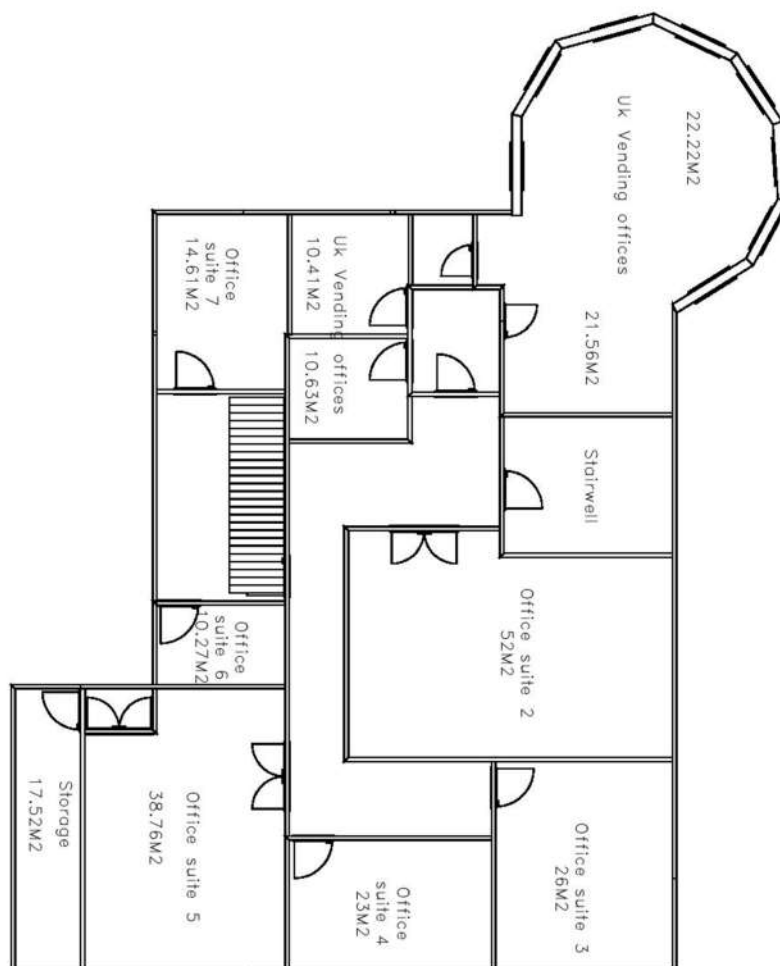
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## First Floor



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