

# FIRST FLOOR, QUAYSIDE HOUSE, CHATHAM MARITIME, KENT ME4 4QZ



**PERIOD WATERFRONT OFFICE SUITES  
WITH ON-SITE CAR PARKING  
FROM 224 – 3,807 SQ. FT.  
(21 – 354 M<sup>2</sup>)**

**TO LET**

## LOCATION

Chatham is situated some 35 miles south east of London and is a well established office centre served by a good public transport network including a mainline railway station with fast services to London Victoria (48 mins), St. Pancras International (42 mins) and the channel ports.

Chatham forms the central part of the Medway Towns conurbation, forming the largest urban area in Kent with a population in excess of 250,000. The M2 motorway lies some 3 miles south of the town and consequently gives rapid access to the M20, M26 and M25 London Orbital Motorway, the Dartford Crossing, Channel Tunnel and Heathrow, Gatwick and Stansted airports. There is direct dual carriageway access to Junction 1 of the M2 to the west and to Junction 4 of the M2 to the east. The Channel Tunnel/ports and Central London are all within approximately one hour's drive.

Chatham Maritime is an excellent waterside development within the former Royal Naval base on the River Medway, some three quarters of a mile north of the town centre. Occupiers include RBS Plc., Lloyds of London, Xchanging Services, Vanquis Bank Limited, University of Kent at Medway, University of Greenwich and Canterbury Christ Church University. Other facilities include the Dockside Outlet Centre, Odeon multiplex cinema, public houses and Co-op convenience store.

## DESCRIPTION

Quayside House is an Edwardian two storey detached office building originally constructed as office accommodation within the Royal Naval Dockyard. The building was fully refurbished in 1988 and has been occupied since.

Specification of the building includes the following:-

- Gas fired central heating to radiators
- Part underfloor trunking with floor sockets
- Carpeting or vinyl flooring
- Category 2 lighting
- IT datapoint fitted in each suite
- WCs on each floor
- Tea points in each suite
- Hands free video entry system installed in each suite
- Lift
- On-site parking including visitors' car parking spaces

## LOCATION PLAN



## ACCOMMODATION

See schedule below

## TERMS

New internal repairing and insuring leases for a term to be agreed.

## RENT

See schedule below.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

The building has been rated Band E (101). An Energy Performance Certificate is available upon request.

## PLANNING

The whole building has planning permission for Use Class D1 and, except for the ground floor north wing, has existing use under Class B1.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000/07860 504621

[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



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**AVAILABILITY SCHEDULE  
FIRST FLOOR SUITES**

SUITE	AREA (SQ. FT.)	AREA (M <sup>2</sup> )	PARKING SPACES	RATEABLE VALUE	YEAR 1 RENT (per calendar month)
A	546	51	2	7,500	LET
B	798	74	-	10,750	LET
C	420	39	-	5,800	LET
D	696	65	-	9,500	LET
E	646	60	-	8,800	LET
F	477	44	-	6,500	LET
G	224	21	1	TBC	LET
H	414	38	2	TBC	UNDER OFFER

Monthly rental is inclusive of:-

- Service charge for common parts and exterior of building
- Tea point in suite
- Buildings insurance
- Electricity for common parts and all gas and water

But exclusive of:-

- All rents are subject to VAT
- Electricity use within the suite will be recorded by sub-meter and recharged to the tenant.
- Business rates payable direct to Medway Council. This includes business rates for allocated parking which may be payable to the landlord.

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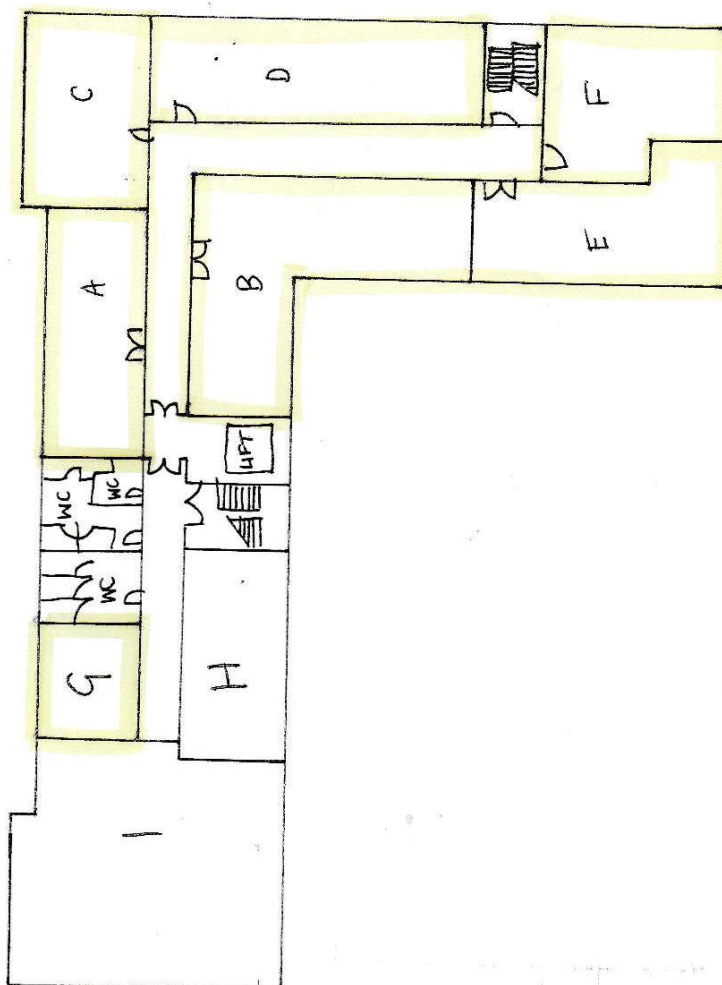
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## FLOOR PLAN



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