

OFFICE SUITES, 77 HIGH STREET, CHATHAM, KENT ME4 4EE



AIR CONDITIONED OFFICE SUITES

**755 & 757 SQ. FT. (70.1 – 70.3 M²)
WITH ON SITE PARKING**

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 on 2nd floor
- WC facilities on each floor
- Suspended ceilings with recessed Cat 2 lighting
- Gas fired central heating & air conditioning
- On-site car parking

ACCOMMODATION

See schedule below

TERMS

New internal repairing leases for a term of 3 years or longer by agreement.

RENT

See schedule below

VAT

We are advised that the property is not elected for VAT and thus VAT will not be payable on the rent.

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

To be re-assessed. We consider that the assessments will each be below £12,000 Rateable Value and thus occupiers may be eligible for small business rate relief.

LOCATION PLAN



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 2nd 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

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

FLOOR	AREA (SQ. FT.)	AREA (M ²)	PARKING SPACES	RENT (per calendar month)
First	757	70.3	3	£950
Second	755	70.1	3	£950

Monthly rental is inclusive of:-

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

But exclusive of:-

- 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 by the landlord

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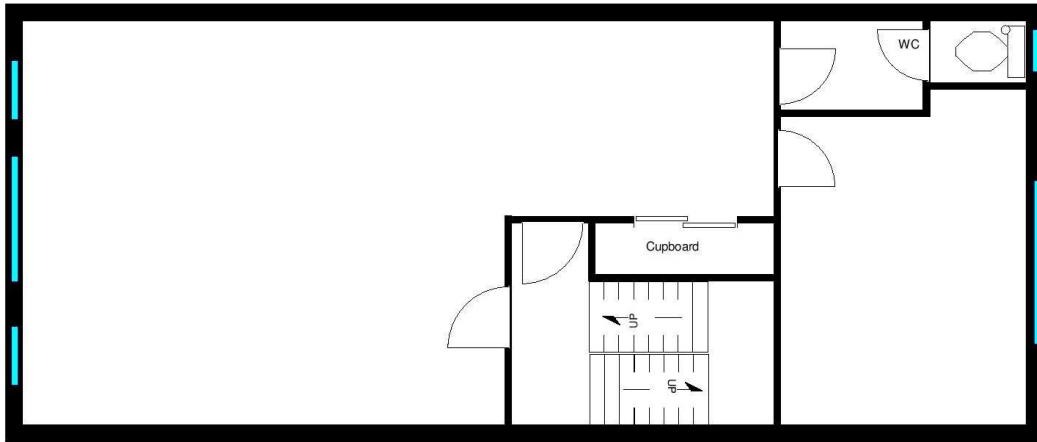
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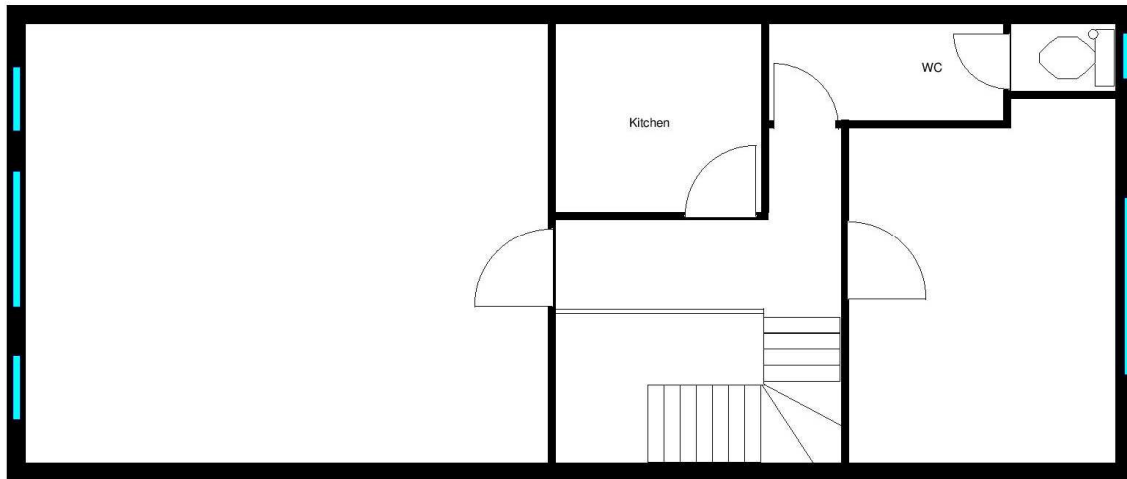
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FLOOR AREAS



First Floor



Second Floor

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