



**BEAUFORT COURT,
SIR THOMAS LONGLEY ROAD
MEDWAY CITY ESTATE,
ROCHESTER, KENT ME2 4FX**



SELF CONTAINED MODERN OFFICES

VARIOUS SIZES

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION:

The premises are situated on the Medway City Estate, Rochester an established commercial area where some 2 million sq.ft. of accommodation has been developed since 1986. There is good access to the M2 motorway via the Medway Towns Northern Relief Road and Medway Tunnel. The M2 in turn gives access to the M25 London Orbital Motorway to the west and the Channel ports to the east.

DESCRIPTION:

Beaufort Court is an office development comprising a series of buildings overlooking a central courtyard/garden area. Features include:-

- Passenger lifts
- Door entry system
- Full raised flooring
- Suspended ceilings with recessed lighting
- Electric heating
- Double glazed windows
- Kitchenette to each suite
- WCs
- Ample on-site parking

ACCOMMODATION: As shown on the schedule below.

TERMS: Flexible lease terms are available by negotiation. Some suites may be available for sale on a virtual freehold basis – see schedule for details.

RENTAL: Please refer to accompanying schedule.

LEGAL COSTS: Both parties’ legal costs to be borne by the ingoing tenant.

EPC: The suites have been rated as follows:-

Suite 5 Ashford House	Band D (76)
Suite 5 Beaufort House	Band D (77)
Suite 6 Beaufort House	Band C (68)
Suite 2 Christchurch House	Band D (90)
4 Exeter House	Band E (115)

Energy Performance Certificates are available on request.

VIEWING: By arrangement with:-

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AVAILABILITY SCHEDULE

PROPERTY	Area	Parking	AVAILABILITY	RENT/PRICE
<u>Ashford House</u>				
Second Floor – Suite 5	1,039 sq. ft. (96.52 m ²)	2*	Vacant	£10,390
<u>Beaufort House</u>				
Second Floor – Suite 5	1,109 sq. ft. (103.03 m ²)	2*	Vacant	Under Offer
Second Floor – Suite 6	1,159 sq. ft. (107.7 m ²)	2*	Vacant	Under Offer
<u>Christchurch House</u>				
Ground Floor – Suite 2	1,812 sq. ft. (168.33 m ²)	4*	Vacant	£19,000
<u>Exeter House</u>				
2 storey business unit	2,882 sq. ft. (267.73 m ²)	2*	Vacant	£28,825

*** CAR PARKING**

In addition to the exclusive parking spaces indicated, there is also a large general car park area, which is available to all occupiers in addition to any specific reserved parking allocation.



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