

4 EXETER HOUSE, BEAUFORT COURT, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4DP



Ground Floor



First Floor

SELF-CONTAINED TWO STOREY OFFICES

2,882 SQ. FT. (267.73 M²)

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The property is located within Beaufort Court, at the southern end of Sir Thomas Longley Road on the Medway City Estate. This is an established commercial area where in excess of 1.6 million square feet of space has already been constructed.

The Medway City Estate lies immediately to the north of Rochester City Centre and enjoys excellent access to both junctions 1 and 4 of the M2 motorway via the Medway Towns Northern Relief Road, and the Medway Tunnel. Accordingly, the Channel Ports and Central London are both extremely accessible.

DESCRIPTION

Beaufort Court comprises a modern office development completed during the early 1990's set around a central courtyard area with landscaping and extensive car parking facilities.

4 Exeter House comprises a self contained, two storey building of brickwork construction beneath pitched roofs.

The property benefits from the following features:-

- Self contained, exclusive entrance
- Separate male and female WCs
- 3 compartment perimeter trunking for power, data, telecoms, etc
- Carpeting
- Suspended ceilings with recessed lighting
- Kitchenette facility
- Dedicated on-site parking

ACCOMMODATION

Ground Floor	1,366 sq. ft.	(126.90 m ²)
First Floor	<u>1,516 sq. ft.</u>	<u>(140.83 m²)</u>
Total	2,882 sq. ft.	(167.83 m²)

Exterior

Dedicated car parking facilities

TERMS

A new full repairing and insuring lease available from March 2019 for a term to be agreed.

LOCATION PLAN



RENT

£27,375 per annum exclusive

SERVICE CHARGE

A building/estate service charge is payable by the tenant to contribute towards the maintenance and upkeep of the common parts of the building/estate.

BUSINESS RATES

We are advised by the VOA website that the current entry in the Rating List is Rateable Value £18,950.

LEGAL COSTS

Both parties' legal costs to be borne by the incoming tenant.

EPC

The property has been rated Band D (82). An Energy Performance Certificate is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

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IMPORTANT NOTICE:

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- 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;
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