



**SUITE 2 CHRISTCHURCH HOUSE, BEAUFORT COURT
SIR THOMAS LONGLEY ROAD, MEDWAY CITY ESTATE
ROCHESTER, KENT ME2 4FX**



**SELF CONTAINED GROUND
FLOOR MODERN OFFICE**

1,812 SQ. FT. (168.33 M²)

TO LET



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.

For location click link or copy & paste:-

<https://what3words.com/salon.headed.deal>

DESCRIPTION

Suite 2 is a self-contained ground floor office located within 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
- WCs
- Ample on-site parking

ACCOMMODATION

Ground floor 1,812 sq. ft. (168.33 m²)

4 dedicated parking spaces plus unlimited use of overflow car park (first come, first served basis)

TERMS

A new full repairing and insuring lease is available for a term to be agreed.

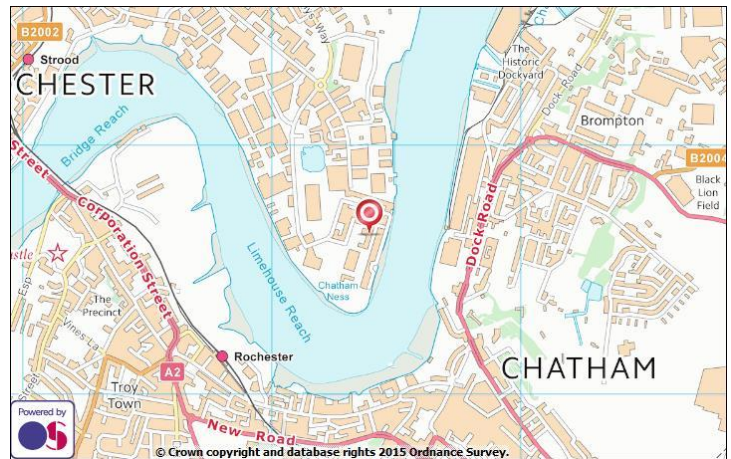
RENT

£19,000 per annum exclusive.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the rent and other charges.

LOCATION PLAN



SERVICE CHARGE

A service charge is payable in respect of maintenance, repairs and upkeep to the common parts of the buildings and of the common parts of the Beaufort Court development. Details available upon request.

BUSINESS RATES

We understand from the VOA website that the entry in the Rating List as of 1st April 2023 is Rateable Value £17,250. Interested parties are advised to contact Medway Council in regard to exact rates payable.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant

EPC

The property has been rated Band D (90) and is valid until 10.10.2029. The Energy Performance Certificate is available to view upon request.

VIEWING & FURTHER INFORMATION

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



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