



SELF-CONTAINED OFFICE ACCOMMODATION TO LET

507 Sq Ft (47.1 Sq M)

LEASEHOLD

6 THE COURT YARD, HOLDING STREET, RAINHAM,
GILLINGHAM, ME8 7HE

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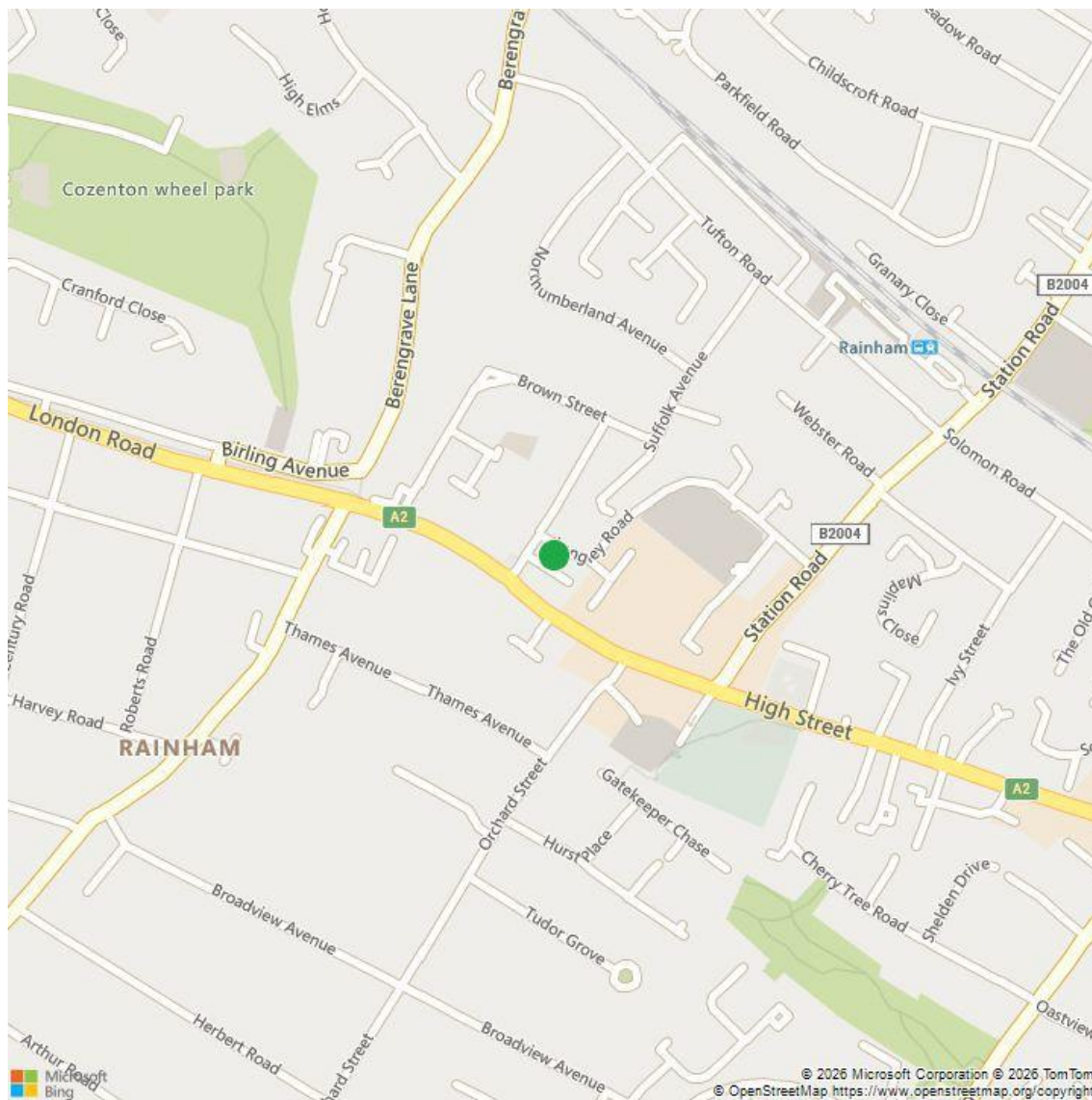
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The premises are situated in The Courtyard, a mixed-use estate comprising of commercial and residential units, including Café Nucleus. The Courtyard is in a popular location just off the High Street and the A2 London Road and is accessed via Holding Street. J4 of the M2 is nearby and Rainham Railway Station is located 0.4 miles away with frequent services to London and the coastal ports.

Rainham also benefits from a neighbourhood shopping centre with a Tesco Supermarket and other retailers including B&M, Savers, Costa, Greggs



DESCRIPTION:

The premises comprise a self-contained office unit providing accommodation across three levels.

The kitchen on the lower level provides rear access to Longley Road. In the kitchen is an Ideal boiler and a single drainer 1.5 bowl stainless steel sink with cupboards underneath. On the upper level are separate male and female WCs.

The unit benefits from uPVC double glazing, carpeting and laminate flooring, LED lighting, radiators and power and data points throughout. The unit also has full roof insulation, recently installed air-conditioning and a new 5-year EICR.

2 allocated parking spaces are included in the rent - additional spaces may be available on request.

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ACCOMMODATION:

All areas are approximate and net internal:

Ground Floor:

Main Office Area:	200 sq ft	(18.58 sq m)
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Lower / Basement Level:

Office:	134 sq ft	(12.49 sq m)
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Kitchen:	38 sq ft	(3.56 sq m)
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Store

Upper Level:

Office:	134 sq ft	(12.49 sq m)
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Male and Female WCs

Loft store

Total:	507 sq ft	(47.1 sq m)
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RENT:

Year 1-3: £13,500 per annum exclusive

Year 4 onwards: £14,500 per annum exclusive

TERMS:

A new FRI lease for a minimum of 2 years.

Landlords use own standard Lease (based on Practical Law template) to reflect their own Heads of Terms.

A £60 check out fee will be payable upon vacating at the end of the tenancy.

DEPOSIT:

A rent deposit will be required equal to 3 months' rent + VAT, as well as a guarantor.

SERVICE CHARGE:

An estate service charge will be levied to cover a proportionate part of the maintenance & upkeep of the common external areas of the development.

This is currently £220 per annum per parking space (£440 per annum).

£48 per annum admin fee.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

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BUSINESS RATES:

Description: Offices and premises

Rateable Value (2026): £9,400

UBR in £: 43.2p

Rates Payable: Potentially nil if this is the occupiers only property as occupiers of premises with a Rateable Value below £12,000 may qualify for full relief.

Potential applicants are advised to check with the Local Rating Authority Medway Council, for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is Band C (59) and is valid until 12th March 2036.

The EPC for this property can be downloaded from Harrisons website.

VIEWING:

Jonathan Creek

01622 944000

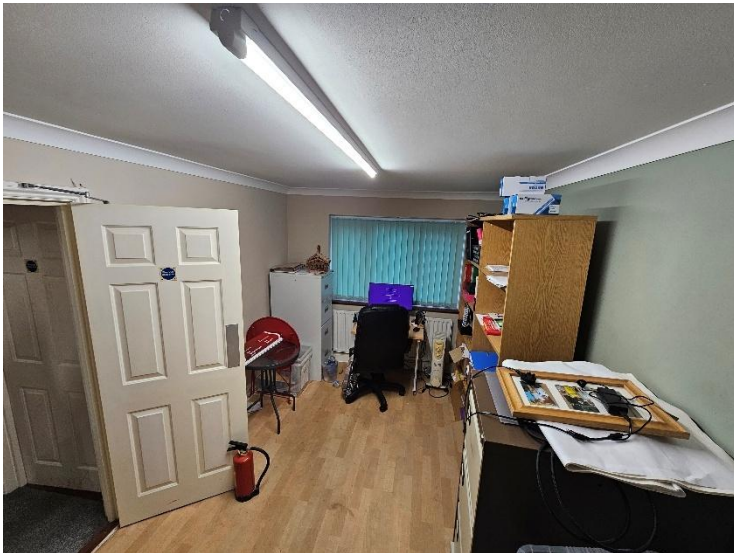
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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

Ref: 19/03/26 / PP / 3750

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