



# QUAYSIDE HOUSE, CHATHAM MARITIME, KENT ME4 4QZ



**PERIOD WATERFRONT OFFICE  
ACCOMMODATION WITH  
EXTENSIVE ON-SITE CAR PARKING  
4,478 SQ. FT. (425.30 M<sup>2</sup>)**

**TO LET**



**01634 668000**  
**watsonday.com**

## LOCATION

Chatham is situated some 35 miles south east of London and is a well established office centre served by a good public transport network including a mainline railway station with fast services to London Victoria (48 mins), St. Pancras International (42 mins) and the channel ports.

Chatham forms the central part of the Medway Towns conurbation, forming the largest urban area in Kent with a population in excess of 250,000. The M2 motorway lies some 3 miles south of the town and consequently gives rapid access to the M20, M26 and M25 London Orbital Motorway, the Dartford Crossing, Channel Tunnel and Heathrow, Gatwick and Stansted airports. There is direct dual carriageway access to Junction 1 of the M2 to the west and to Junction 4 of the M2 to the east. The Channel Tunnel/ports and Central London are all within approximately one hour's drive.

Chatham Maritime is an excellent waterside development within the former Royal Naval base on the River Medway, some three quarters of a mile north of the town centre. Occupiers include RBS Plc., Lloyds of London, Xchanging Services, Vanquis Bank Limited, University of Kent at Medway, University of Greenwich and Canterbury Christ Church University. Other facilities include the Dockside Outlet Centre, Odeon multiplex cinema, public houses and Co-op convenience store.

## SITUATION:

Quayside House is located immediately adjoining and to the south of Basin 2 with views to the north over St. Marys Island, the modern residential development. The area also houses the Quayside development of five office buildings constructed in 1993 and the adjacent building known as Bose House.

## DESCRIPTION

Quayside House is an Edwardian two storey detached office building originally constructed as office accommodation within the Royal Naval Dockyard. The building was fully refurbished in 1988 and has been occupied ever since.

## LOCATION PLAN



Specification of the building includes the following:-

- Gas fired central heating to radiators
- Part underfloor trunking with floor sockets
- Carpeting or vinyl flooring
- Category 2 lighting
- Kitchens and toilets on each floor
- Lift
- 74 on-site car parking spaces (ratio 1:165 sq. ft.)

## ACCOMMODATION

Ground Floor North Wing	UNDER OFFER	
First Floor North Wing (inc. kitchen)	4,578 sq. ft.	(425.30 m <sup>2</sup> )

## TERMS

A new internal repairing and insuring lease for a term to be agreed.

## RENT

£13.00 per sq. ft. exclusive.

## PLANNING

The whole building has planning permission for Use Class D1 and, except for the ground floor north wing, has existing use under Class B1.

## SERVICE CHARGE

A service charge is payable for the upkeep of the common parts and exterior of the building.

## 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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## LEGAL COSTS

Each party to bear their own costs.

## EPC

The building has been rated Band E (101). An Energy Performance Certificate is available upon request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint agents:-

### WATSON DAY CHARTERED SURVEYORS

**Nick Threlfall**

**01634 668000/07860 504621**

**nickthrelfall@watsonday.com**

### CAXTONS CHARTERED SURVEYORS

**Mark Coxon**

**01622 234886**

**mcoxon@caxtons.com**

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