

## Quayside House, Chatham Maritime, Chatham, Kent , ME4 4QZ



### GRADE A OFFICE SUITES WITH PARKING

338 / 404.5 sq m  
(3,639/ 4,354 sq ft)

**TO LET**

### Location

Chatham Maritime forms an excellent waterfront development with the former Royal Naval Base on the River Medway. The M2 lies 3 miles south of the town giving access to the M20, M26 and the M25 for the national motorway network. The Channel Tunnel/Ports and Central London are within approximately one hours drive.

### 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 since then.

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants  
Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG  
Registered Number: 2492795

### Accommodation

The property comprises the following, with approximate dimensions (areas net internal):-

Ground floor South	3,639 sq ft	338 sq m
First Floor North	4,353 sq ft	404.5 sq m

### Key Features

- Gas fired central heating to radiators
- Part underfloor trunking with floor sockets
- Carpet or vinyl flooring
- Category II lighting
- Kitchens and toilet facilities

### Terms

The property is available to let on full repairing and insuring terms at an initial rent of **£13.00 per sq ft** exclusive of all other outgoings.

### Planning

The building has planning permission for both B1 and D1.

### Rates

According to the Valuation Office Agency website the property's description is " " and the Rateable Value is £174,000 for the entire building giving rates payable of approximately £6.71 per sq. ft. . For information regarding business rates please visit Gov.uk.

### Service Charge/Other Outgoings

TBC

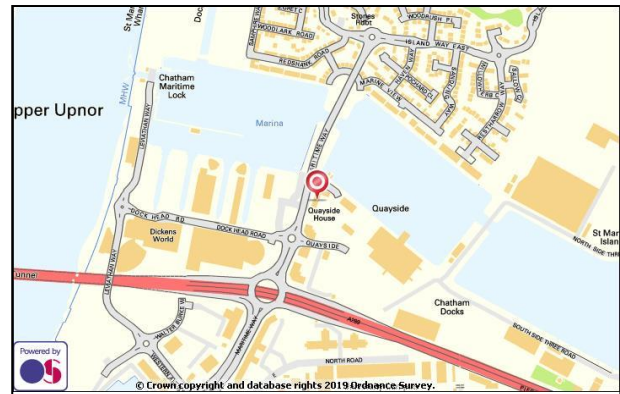
### Legal Costs

Each party is to be responsible for their own legal costs.

### EPC

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

### Location Plan



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### Viewing

By appointment with joint agents:

Mark Coxon

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Nick Threlfall

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893966 18-Mar-2019