

TO LET

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

SELF-CONTAINED SECOND FLOOR MODERN OFFICE
1,812 Sq Ft (168.33 Sq M)

- Door entry system and passenger lifts
- Full raised flooring and suspended ceilings with recessed lighting
- Electric heating & double glazed windows
- Kitchenette & WCs
- Ample on site parking
- <https://what3words.com/goods.bells.prom>



01634 668000

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

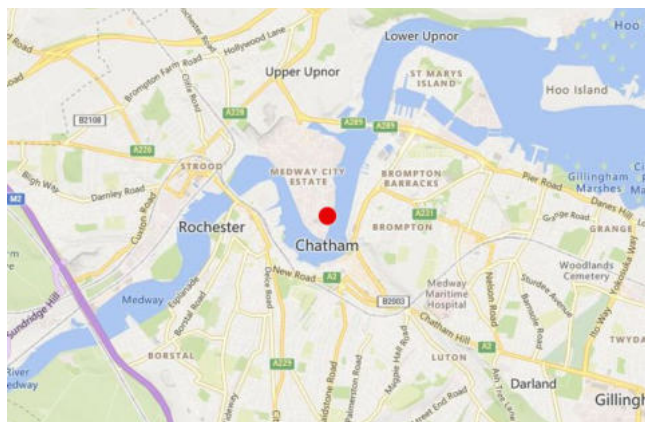


**10 CHRISTCHURCH HOUSE BEAUFORT COURT,
SIR THOMAS LONGLEY ROAD, MEDWAY CITY
ESTATE, ROCHESTER, KENT, ME2 4FX**

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.



Description

A self-contained office at 2nd floor level located within a purpose built office modern development (built 1989). Features include -

- * Passenger lift
- * Door entry system
- * Full raised flooring
- * Suspended ceilings with recessed lighting
- * Electric heating
- * Double glazed windows
- * Kitchenette
- * WCs
- * Ample on-site parking

Accommodation

2 dedicated parking spaces plus unlimited use of overflow car park (first come, first served basis and subject to fair usage).

The net internal floor areas are as follows:-

	Sq Ft	Sq M
Second Floor	1,812	168.33
TOTAL	1,812	168.33

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£19,950 per annum exclusive

VAT

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

Service Charge

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

Business Rates

The Rateable Value is £18,500.

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

Band D (82). Valid until 04/08/2029.

Legal Costs

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

Viewing

Strictly by appointment via the agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

Ian Gutteridge FRICS
iangutteridge@watsonday.com



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