



# FIRST & SECOND FLOORS 50 PEMBROKE COURT, CHATHAM MARITIME KENT ME4 4EL



**TWO FLOORS IN MODERN BUSINESS PARK  
OFFICE BUILDING  
17,037 – 34,088 SQ. FT.  
(1,582 – 3,166 M<sup>2</sup>)**

**TO LET**



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

## LOCATION

The building is located in North Road in the heart of the Chatham Maritime Business Park, some 1 mile north of the town centre.

Chatham forms the central part of the Medway Towns conurbation some 30 miles south east of central London, forming the largest urban area in Kent with a population in excess of 250,000. The main built-up area lies between the River Medway and the M2 motorway and consequently the Medway Towns has good communication links with London and the channel ports/tunnel via the M2/M20 and M25 motorways. Rail services from Chatham now connect to London St Pancras with a journey time of approximately 42 minutes.

For location click line or copy & paste to your browser

<https://w3w.co/helps.banks.drums>

## DESCRIPTION

50 Pembroke Court is a purpose built 3 storey office building constructed to shell in 2001 and providing 51,841 sq. ft. net of accommodation. Salient features of the units are as follows:-

- 3 storey glass atrium reception area with slate flooring
- 4 pipe fan coil air conditioning system
- Floor to ceiling height of 2.70 metres
- Suspended ceilings and recessed Cat 2 lighting (to be upgraded to LED)
- Raised floors.
- 2 x 13-person passenger lifts
- Shower rooms to ground and first floors
- Divisible floor plates
- 166 car parking spaces (in total for 1<sup>st</sup> & 2<sup>nd</sup> floors)

## ACCOMMODATION

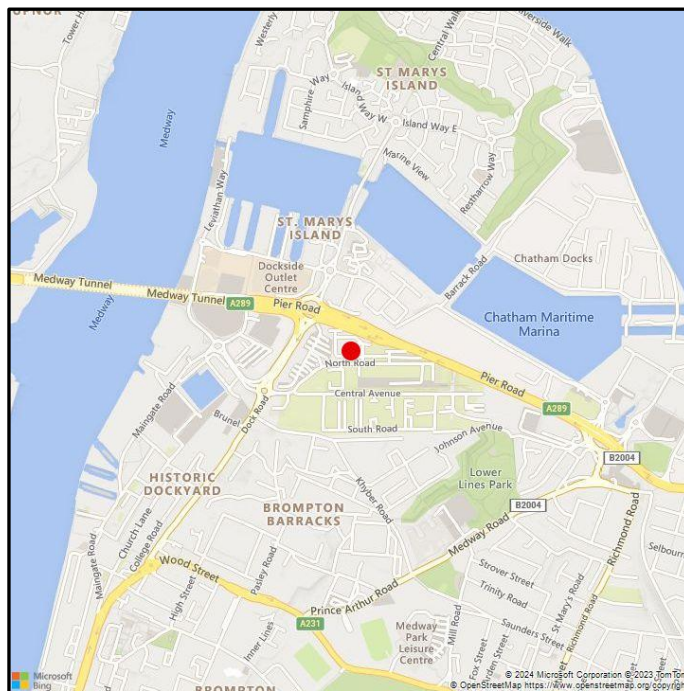
The premises have been measured in accordance with the RICS Code of Measuring Practice on a net lettable basis as follows:-

Floor	Sq. Ft.	M <sup>2</sup>	Availability
First	17,051	1,584	Available
Second	17,037	1,582	Available
<b>Total</b>	<b>34,088</b>	<b>3,166</b>	<b>Available</b>

## TERMS

A new lease for a term to be agreed.

## LOCATION PLAN



## SERVICE CHARGE

A service charge is payable for common and shared items, general upkeep and maintenance of the estate.

## ENERGY PERFORMANCE CERTIFICATE

Band C (74). Valid until 18/05/2025.

## RENT

£22.50 per sq. ft. exclusive

## VAT

VAT will be payable on all rents and service charges at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all tenants where the rent exceeds 10,000 euros per month. If a proposal is made and accepted on the property, interested parties should be aware we will require such ID verification before solicitors are instructed to proceed with the letting.

## 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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## BUSINESS RATES

Rateable Values as of 1<sup>st</sup> April 2023:

First Floor	£267,500
Second Floor	£267,500
Car Parking	£61,000

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agent:-

### WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000/07860 504621

[nickthrelfall@watsonday.com](mailto:nickthrelfall@watsonday.com)

COLLIERS

Sam Lewis

07880 137332

[Samuel.Lewis@colliers.com](mailto:Samuel.Lewis@colliers.com)

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