

50 PEMBROKE COURT

NORTH ROAD,
CHATHAM MARITIME,
KENT, ME4 4EL



GRADE A RECENTLY REFURBISHED
OFFICE SPACE ON A LANDSCAPED
BUSINESS PARK

4,565 sq ft available to let now

FLEXIBLE OPEN PLAN FLOORS WITH
EXCLUSIVE ADJACENT CAR PARKING





LOCATION

Chatham Maritime is an excellent waterside development within the former Royal Naval base on the River Medway, close to the town centre and just 35 miles south east of London.

It is served by a good public transport network including a mainline railway station with fast services to London stations (41 minutes) and the Channel Ports.

The M2 motorway lies some three miles south of the town providing rapid access to the M20, M26, M25 London orbital motorway, the Dartford Crossing and Heathrow, Gatwick and Stansted airports. The Channel ports/tunnel and central London are all within approximately 1 hours drive.

Occupiers include RBS Plc., Lloyds of London, Xchanging Services, Vanquis Bank Limited, Medway Council, University of Kent at Medway, University of Greenwich and Canterbury Christ Church University.

Other nearby facilities include the Dockside Outlet Centre, Odeon Multiplex Cinema, a day nursery, Co-op store, marina and public houses.

CONNECTIONS

ROAD	Miles
Central London	35 miles
M2, Junction 1	6 miles via the Medway Tunnel/A289
M2, Junction 4	6 miles via the Medway Tunnel/A289
M25, Junction 2	15 miles via A2
Maidstone	8 miles via A229

AIR

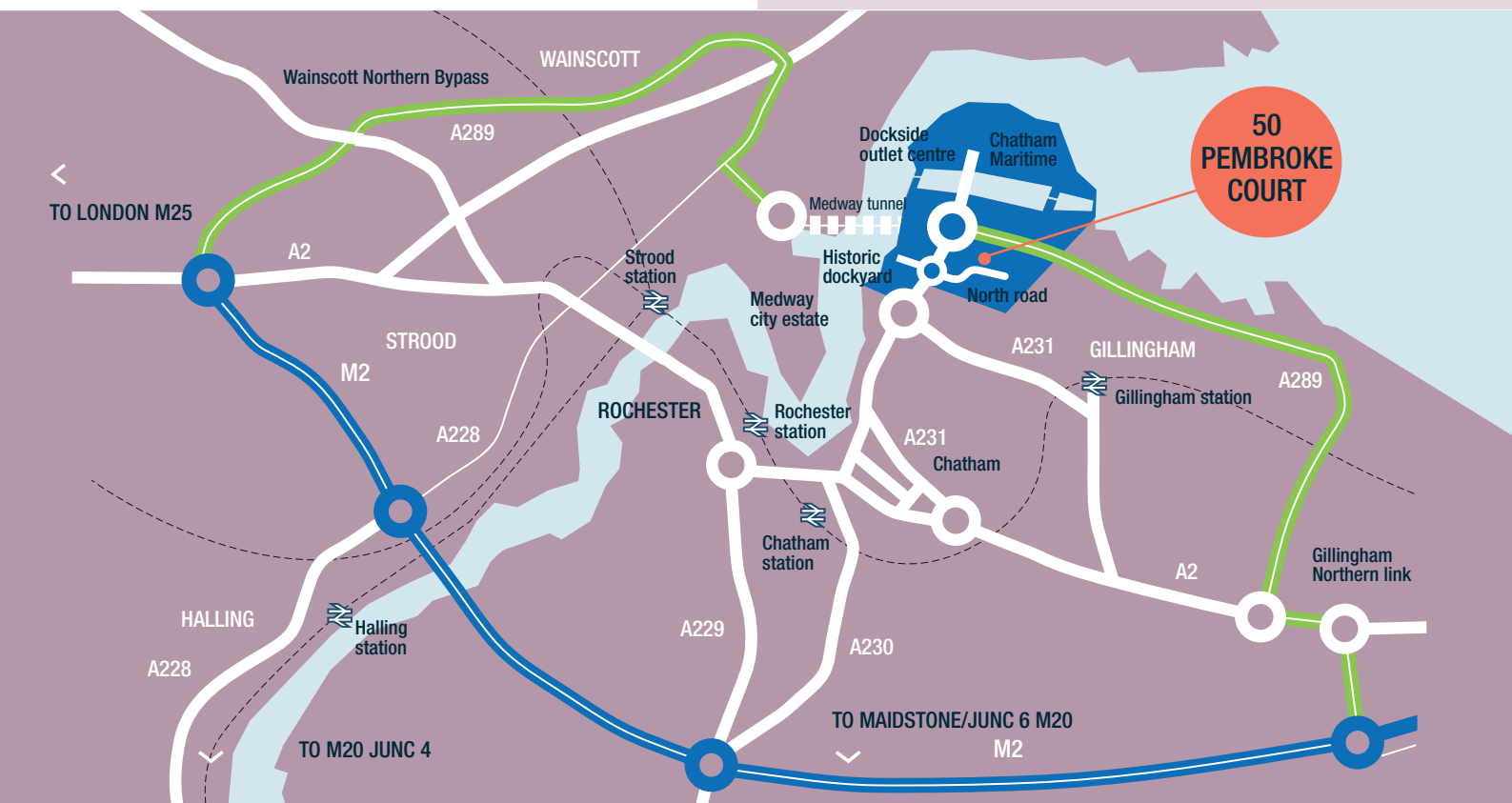
London City Airport	35 miles
London Gatwick	48 miles

RAIL

Chatham railway station connects to London St Pancras, Victoria, London Bridge and Cannon Street. Fastest journey time 41 minutes.

SEA/CHANNEL TUNNEL

The Channel Tunnel is approximately 38 miles south east of Chatham. Ferry services are provided from Dover, 40 miles east of the town.





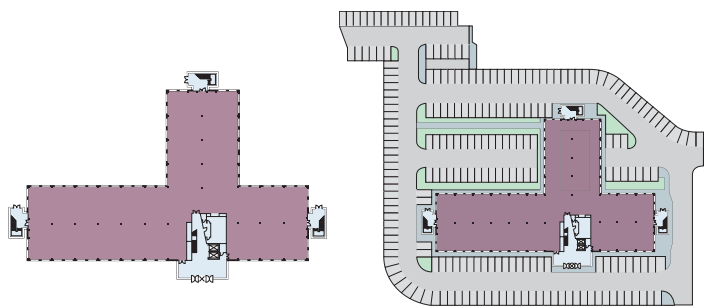
DESCRIPTION

50 Pembroke Court is a modern office building constructed in the early 2000s over three floors with external elevations of a terracotta coloured rain screen system below rendering, under a low pitched metal covered roof. The common parts have recently been refurbished including new WCs.

The newly refurbished accommodation comprises the ground floor of the building and benefits from a new solar panel array feedback into the building (serving the common areas) and central plant.

ACCOMMODATION

The ground floor comprises 17,161 sq ft net lettable (1,594.26 m²) available in a total of three suites from 3,843 sq ft (357.01 m²)



Floor plan

Site plan

GROUND FLOOR OFFICE SPACE

4,565 sq ft available now

LEASE

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

RENTAL

Upon application.

SERVICE CHARGE

A building service charge is payable to contribute towards the maintenance and upkeep of the common parts of the building/estate.

EPC

Anticipated EPC A rating post refurbishment works.

VIEWING

Strictly by appointment through the sole agents.

- New energy efficient VRF air conditioning system (electrically operated) installed with new controls
- Raised access floors with clear 150 mm void
- LG7 LED recessed light fittings
- DDA compliant
- Impressive glass atrium and manned reception area
- 68 car parking spaces (ratio 1:252 ft²)



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