

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

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

CoStar AWARDS

ANNUAL AWARDS

TOP AGENCY

2024  
WINNER



**SELF CONTAINED MODERN  
OFFICES**

**VARIOUS SIZES**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

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

## 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.

**For location click link or copy & paste:-**

**Ashford House:**

<https://what3words.com/trace.discrepancy.apples>

**Christchurch House:**

<https://what3words.com/salon.headed.deal>

**Exeter House:**

<https://what3words.com/tunes.jazzy.song>

**to your browser.**

## DESCRIPTION

Beaufort Court is an office development comprising a series of buildings overlooking a central courtyard/garden area. Features include:-

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

## ACCOMMODATION

As shown on the schedule below

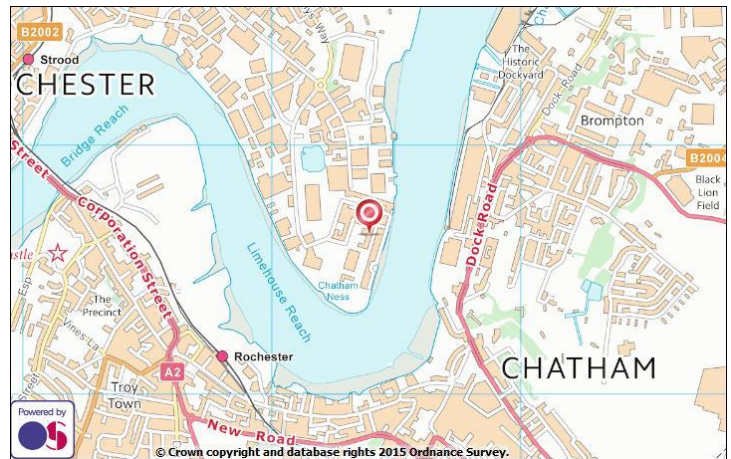
## TERMS

Flexible lease terms are available by negotiation. Some suites may be available for sale on a virtual freehold basis – see schedule for details.

## RENT

Please refer to below schedule

## LOCATION PLAN



## SERVICE CHARGE

A service charge is payable in respect of maintenance, repairs and upkeep to the common parts of the buildings and of the common parts of the Beaufort Court development. Details available upon request.

## BUSINESS RATES

## LEGAL COSTS

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

## EPC

Please refer to below schedule.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

**01634 668000**

**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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## AVAILABILITY SCHEDULE

SUITE	FLOOR	SIZE		PARKING	RENT/PRICE	EPC	AVAILABILITY
		Sq. Ft.	M <sup>2</sup>				
<a href="#">4A Ashford House</a>	Ground	821	76.27	2*	£9,250 per annum	Band D (96)	<b>Under Offer</b>
<a href="#">6 Ashford House</a>	First	1,812	168.33	2*	£180,000 (virtual freehold)	Band B (43)	<b>Vacant</b>
<a href="#">7 Ashford House</a>	First	1,242	200.11	2*	£13,500 per annum	Band C (69)	<b>Vacant</b>
<a href="#">10 Ashford House</a>	Second	1,812	168.33	4*	£19,000 per annum	TBC	<b>Vacant</b>
<a href="#">12 Ashford House</a>	Second	2,154	200.11	2*	£21,540 per annum/ £300,000 (virtual freehold)	Band C (52)	<b>Vacant</b>
<a href="#">10 Christchurch House</a>	Second	1,812	168.33	2*	£19,950 per annum	Band D (82)	<b>Vacant</b>
<a href="#">14 Ashford House</a>	Third	3,095	287.53	6*	£30,950 per annum	Band D (87)	<b>Vacant</b>
<a href="#">14/15 Christchurch House</a>	Third	1,812	168.33	4*	£19,000 per annum	Band C (51)	<b>Vacant</b>

**\* CAR PARKING**

In addition to the exclusive parking spaces indicated, there is also a large general car park area, which is available to all occupiers on a first come, first served basis in addition.

Click on individual property addresses above for full details

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