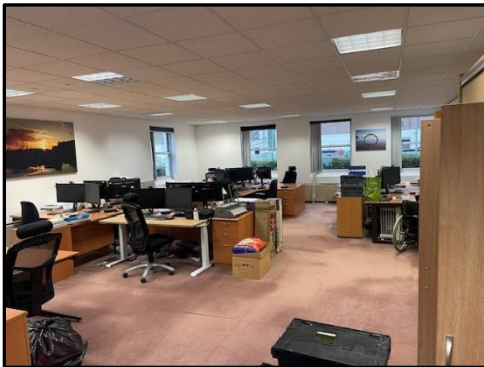


**MONTAGU PLACE, QUAYSIDE  
CHATHAM MARITIME, CHATHAM  
KENT ME4 4QU**



**MODERN OFFICE ACCOMMODATION  
6,554 SQ. FT. (608.81 M<sup>2</sup>)  
PLUS 40 ON SITE CAR PARKING SPACES**

**TO LET**

## LOCATION

Chatham is situated approximately 30 miles south east of London and is served by a good public transport network, including a mainline railway station with fast services to London Victoria & St. Pancras International and the Channel Ports.

Chatham forms the central part of the Medway Towns conurbation forming the largest urban area in Kent. The M2 motorway lies to the south of the town which consequently has access to the M20/M26/M25 London orbital motorway, the Dartford Crossing and Heathrow, Gatwick and Stansted airports. The Channel ports and central London are all within approximately 1 hours drive. There is excellent motorway access via the Wainscott Northern Bypass to Junction 1 of the M2 and via the Gillingham Northern Link to Junction 4 of the M2.

Chatham Maritime is a major waterside development on the River Medway, to the north of the town on the site of the former Royal Naval Dockyard. Extensive on site facilities include a day nursery, a marina, Co-op store, pubs and a retail outlet centre. Occupiers include Natwest, Vanquis Bank, Lloyds of London, Lendable, MHS Homes and three universities.

## DESCRIPTION

Montagu Place comprises a detached 3 storey office building constructed in 1993 of traditional materials in a campus style setting. It is of brick construction under a pitched artificial slate roof and will be subject to a programme of refurbishment.

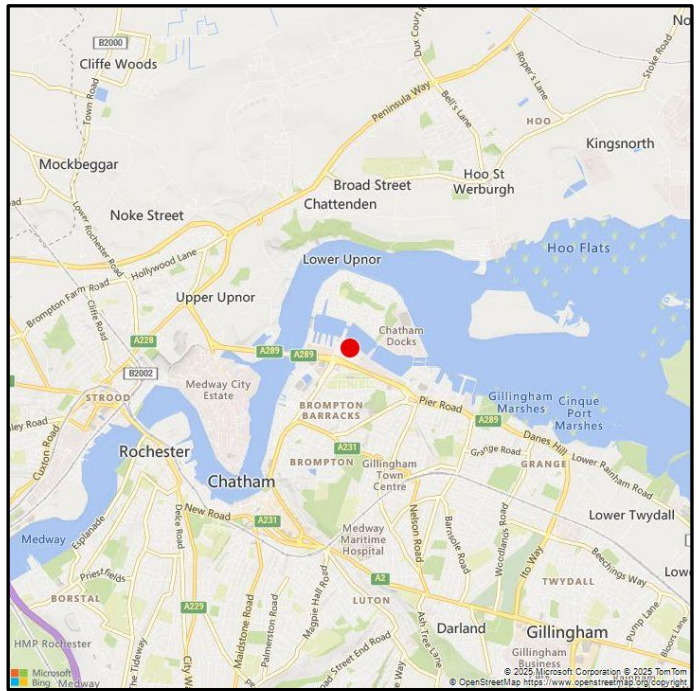
- Fully accessible raised access floors
- Suspended ceilings with recessed lighting
- Gas fired heating
- Fresh air mechanical ventilation
- Open plan accommodation with some partitioning
- Reception area serving building
- Male and female toilets on each floor
- Carpeting to office areas
- Kitchenette on each floor
- 40 on site car parking spaces

## ACCOMMODATION

The approximate net internal areas are as follows:-

Ground floor	2,190 sq. ft.	(203.43 m <sup>2</sup> )
First Floor	2,176 sq. ft.	(202.16 m <sup>2</sup> )
Second Floor	2,188 sq. ft.	(203.22 m <sup>2</sup> )
<b>Total</b>	<b>6,554 sq. ft.</b>	<b>(608.81 m<sup>2</sup>)</b>
Entrance porch	65 sq. ft.	(6.05 m <sup>2</sup> )

## LOCATION PLAN



## TERMS

The building is available by way of a new lease for a term to be agreed on effective full repairing and insuring terms with other lease terms by arrangement.

## RENT

£20 per sq. ft. net lettable, exclusive of VAT.

## SERVICE CHARGE

An estate charge is payable towards the upkeep of the common parts of the Chatham Maritime estate.

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List for the property is Rateable Value £79,000.

## LEGAL COSTS

Each party to bear their own costs.

## ENERGY PERFORMANCE CERTIFICATE

Band C (70). Valid until 21/10/2028.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000/07860 504621

nickthrelfall@watsonday.com

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

### IMPORTANT NOTICE:

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- 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



**01634 668000**