

**TWO WALTER
BURKE
WAY**

WESTERN AVENUE
CHATHAM MARITIME
KENT ME4 4RQ

25,349 sq ft
(2,354.94 m²)

MODERN WELL SPECIFIED
3 STOREY OFFICE BUILDING
WITH 96 ON-SITE CAR PARKING SPACES

**TO LET /
(MAY SELL)**

LOCATION

Chatham Maritime is an excellent waterside development within the former Royal Naval base on the River Medway, some three quarters of a mile north of Chatham town centre.

There is a mainline railway station with fast services to London Victoria (48 mins), St. Pancras International (42 mins) and the channel ports. The M2 motorway lies some 3 miles south of the town and consequently gives rapid access to the M20, M26 and M25 London Orbital Motorway, the Dartford Crossing, Channel Tunnel and Heathrow, Gatwick and Stansted airports.



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St Mary's Island

To Gillingham and M2 J4

Universities of Medway Campus

Lloyds of London

CCUC

TWO WALTER BURKE WAY

No.2 Basin

A289

Vanquis Bank/ NatWest

Co-op/Ship & Trades (Shepherd Neame Pub)

Dockside Outlet Centre

To Chatham Town Centre & Train Station

Pier Five Bar & Restaurant

TruGym

PureGym

Odeon Cinema

Copper Rivet Distillery

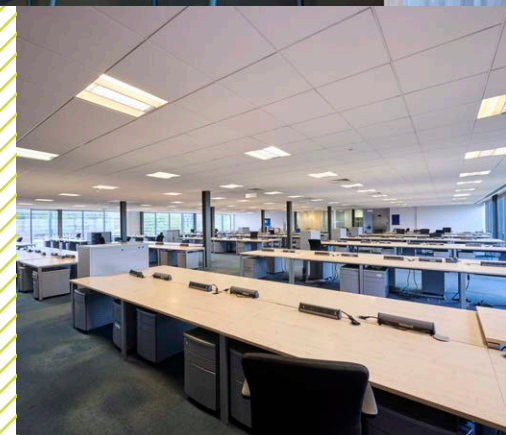
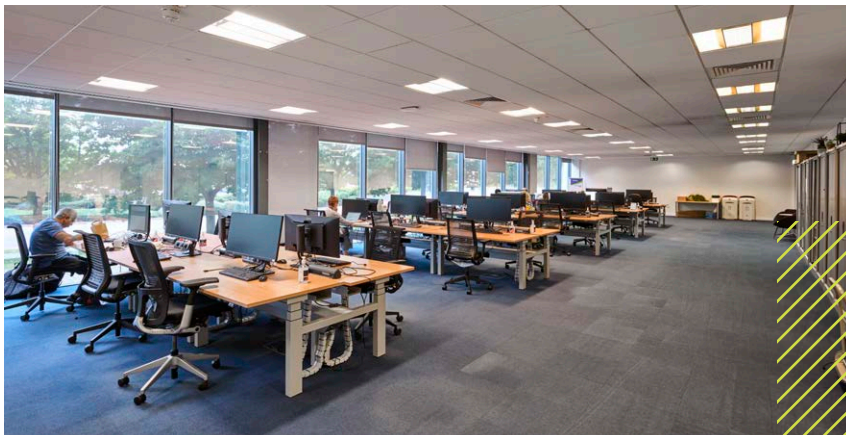
MHS Homes

DESCRIPTION

Two Walter Burke Way is a 3 storey detached office building within the Royal Naval Dockyard.

Specification of the building includes the following:

- Recently refurbished ground floor entrance/reception area
- Passenger lift together with goods lift
- Core area contains WC accommodation on each floor
- Raised floors
- Suspended ceilings with recessed LG3 lighting
- Carpeting
- 3 pipe VRV air conditioning
- Floor to ceiling heights of 2.7m
- Ground floor comprises breakout/refreshment area, large open plan offices, partitioned meeting rooms and technical areas
- First floor is essentially open plan with two small offices and larger meeting room
- Second floor has been recently refurbished with a similar fitout to the first floor together with a breakout/kitchen area
- 96 onsite car parking spaces



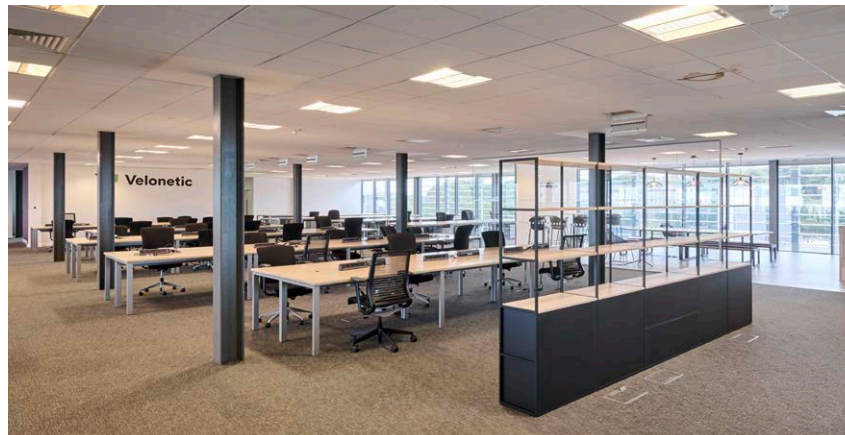
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ACCOMMODATION

Net lettable

	sq. ft.	m ²
Ground Floor	8,403	780.64
First Floor	8,566	795.80
Second Floor	8,380	778.50
Total	25,349	2,354.94



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TERMS

A new internal repairing lease for a term to be agreed.

RENT

£21.50 per sq, ft, exclusive

VAT

The property is elected for VAT.

SERVICE CHARGE

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

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

Nick Threlfall

nickthrelfall@watsonday.com
07860 504621

Richard Turnill

richardturnill@watsonday.com
07764 374915



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

Date of publication September 2024.

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LEGAL COSTS

Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE

The building is rated Band C (51) valid until 11/09/2034.



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