

# TO LET

LOWER & GROUND FLOORS, 77A HIGH STREET, CHATHAM,  
KENT, ME4 4EE

GROUND FLOOR OFFICES & STORAGE  
WITH ON-SITE PARKING FOR 2 CARS  
1,159 Sq Ft (107.67 Sq M)

- Ground floor open plan office to the front
- Individual offices to the rear overlooking the river
- Fitted kitchen & WC facilities
- Store facilities on the lower ground floor
- 2 car parking spaces
- <https://what3words.com/stray.farmer.bought>

01634 668000

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



## LOWER & GROUND FLOORS, 77A HIGH STREET, CHATHAM, KENT, ME4 4EE

### Location

The premises are located on the northern side of the High Street, close to the junction with Medway Street and between the Sun Pier office development and Anchorage House. This is an established professional services location with adjoining occupiers including Swinton Insurance and various solicitors.

### Description

The premises comprise the ground and part of the lower ground floors of a purpose built office building with car parking to the rear. The accommodation is arranged at ground floor as an open plan main office with individual offices at the rear overlooking the river.

Features include:-

- \* Fitted Kitchen
- \* 2 Parking spaces
- \* Store facilities on lower ground level
- \* W/C facilities

### Accommodation

Net lettable floor areas as follows:-

	Sq Ft	Sq M
Ground Floor	716	66.52
Lower Ground Floor	443	41.15
<b>TOTAL</b>	<b>1,159</b>	<b>107.67</b>

### Terms

An assignment of the existing lease expiring in December 2029. There is a tenant only break option on the 16th December 2027.

Alternatively, a new lease for a term to be agreed may be available by negotiation.

### Rent

£14,500 per annum exclusive

### VAT

The property is not elected for VAT.

### Planning

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

### Service Charge

£115.52 per annum exclusive

### Business Rates

Rateable Value £8,000

Small business rate relief may be available to qualifying businesses.

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

### Estate Agents Act, 1979, Section 21

Notice is hereby given that the partners of Watson Day LLP have a connection with the landlord of these premises.

### Energy Performance Certificate

Band D (92). Valid until 02/06/2029.

### Legal Costs

Each party to bear their own legal costs

### Viewing

Strictly by appointment via the sole agents:-

WATSON DAY  
Tel: 01634 668000

**Ciaran Dewar**  
07523 171307  
ciarandewar@watsonday.com

