OLD AND NEW IN HARMONY

MODERN OFFICES IN A UNIQUE WATERSIDE ENVIRONMENT
MORE THAN TWO DECADES AFTER THE CLOSURE OF CHATHAM DOCKYARD, SOME 350 ACRES OF PRIME WATERSIDE LAND FRONTING THE RIVER MEDWAY HAVE BEEN TRANSFORMED INTO THE THRIVING BUSINESS AND RESIDENTIAL COMMUNITY NOW KNOWN AS CHATHAM MARITIME.

Chatham Maritime is not just another anonymous business environment.

Its unique blend of ‘old’ and ‘new’, effectively combining one of the largest concentrations of listed structures in the UK with modern contemporary office, retail, leisure and university accommodation give it a truly unique atmosphere, which has attracted some 3,500 people to work there.

At its heart lies quayside, an employment area immediately south of dock basin 2, which provides a wide range of attractive modern and newly refurbished ‘grade A’ office space on highly competitive terms.
250,000

conurbation in north kent

9,000

students

300

berth marina

3

miles

of pathways and cycle paths

30

ACRES

TRANSFORMED INTO A THRIVING BUSINESS AND RESIDENTIAL COMMUNITY

14 MILES
FROM THE M25 MOTORWAY

30 MILES
FROM CENTRAL LONDON

520,000 SQ FT
OF OFFICE SPACE PROVIDING 3,500 JOBS

3 MILES
OF PATHWAYS AND CYCLE PATHS

300
BERTH MARINA

3
UNIVERSITIES

250,000
CONURBATION IN NORTH KENT

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250,000
CONURBATION IN NORTH KENT
Situated in the heart of the Medway Towns conurbation in North Kent (population circa 250,000), approximately 14 miles to the east of the M25 Motorway and only 30 miles from Central London, Chatham Maritime is the ideal location for businesses seeking an attractive working and living environment with easy access to national and European markets. The Medway Tunnel, close to quayside, provides direct dual carriageway access to the M2 Motorway and the national motorway network.

Kent’s ‘High Speed 1’ train service to Central London provides fast trains from nearby Ebbsfleet International to London St Pancras International (18 mins) or from Chatham Station to London Victoria (47 mins) and London St Pancras International (42 mins). Regular buses serve Chatham Station, 1.8 miles to the south of quayside, from a bus stop on nearby Dockside Road.

ALL THE RIGHT CONNECTIONS

TYPICAL JOURNEY DISTANCES AND TIMES

<table>
<thead>
<tr>
<th>By Road</th>
<th>By Rail</th>
</tr>
</thead>
<tbody>
<tr>
<td>QUAYSIDE</td>
<td>QUAYSIDE</td>
</tr>
<tr>
<td>M2</td>
<td>Chatham Station</td>
</tr>
<tr>
<td>6 MILES</td>
<td>67 MINS by rail</td>
</tr>
<tr>
<td>M25</td>
<td>Ebbsfleet International</td>
</tr>
<tr>
<td>16 MILES</td>
<td>42 MINS by rail</td>
</tr>
<tr>
<td>LONDON</td>
<td>LONDON</td>
</tr>
<tr>
<td>30 MILES</td>
<td>18 MINS by rail</td>
</tr>
<tr>
<td>QUAYSIDE</td>
<td>QUAYSIDE</td>
</tr>
</tbody>
</table>

ALL THE RIGHT CONNECTIONS
The office buildings at quayside enjoy a commanding position to the south of the dock basins, with easy access to some 80 shops, cafes and restaurants at the adjacent Dockside Outlet Centre, Ship & Trades waterside pub, Co-operative Food Store, Odeon Cinema and the 300 berth Chatham Maritime Marina.

Additional local facilities include a Ramada Encore Hotel, Busy Bees children’s day nursery and a Tri-University Campus (University of Kent, Greenwich University and Canterbury Christ Church University) with over 9,000 students, thus offering a wide range of associated restaurant, bar and conference facilities. Attractive new housing is also available on St Mary’s Island.

All these businesses have been attracted by the scheme’s waterside working environment and the significant advantages of being at the heart of the Medway Towns conurbation, the largest in the South East outside of London, with a large local labour pool and London commuter population.

Available office space at quayside provides opportunities for more companies and organisations to become part of this unique waterside business community.
WATERSIDE WORKING

Quayside lies at the heart of Chatham Maritime, close to the original dock basins and enjoys a wealth of new amenities, seldom found on many of today’s characterless business parks. The area even includes its own formal square and bandstand providing the perfect venue for corporate events, overlooking the water and Basin edge, as well as no less than 3 miles of cycle paths and river walkways.

With its distinct blend of old and new, influenced by some of the traditional naval architecture and artefacts within the nearby Historic Dockyard, quayside is the home to a number of elegant self contained office buildings, all with excellent car parking provision, some with a contemporary twist, but each with its own special character and charm.
AVAILABLE OFFICE SPACE
Misrepresentation Clause

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Viewing strictly by appointment through
the joint Sole Agents

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khawthorn@hanovergreen.co.uk

Designed by www.labanbrowndesign.co.uk
ROYAL SOVEREIGN HOUSE

QUALITY OFFICES TO LET

Occupying a prominent dual aspect corner site, at the important ‘Gateway’ from the Medway Tunnel Approach and Northern Relief Road into Chatham Maritime, Royal Sovereign House is the largest of five buildings developed by Countryside Properties PLC at Quayside.

It is fully air conditioned with an imposing double-height reception area which is to be refurbished to a modern contemporary style.

The building has 3 lifts, including a goods lift and high quality internal finishes throughout.

- Fan coil air conditioning system
- Prestige double height reception with granite floor
- Male and female toilet facilities on each floor
- Two passenger lifts
- Additional service lift
- Fully accessible raised flooring to all office areas
- Suspended ceiling with fully recessed low brightness light fittings
- Quality carpeting throughout
- Double glazed windows
- High quality internal finishes
- Designed for low/easy maintenance
- Facilities for the disabled
- 153 car parking spaces including secure undercroft parking spaces

FLOOR AREAS (NIA)  SQ M  SQ FT

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Third Floor</td>
<td>882</td>
<td>9,494</td>
</tr>
<tr>
<td>Second Floor</td>
<td>877</td>
<td>9,445</td>
</tr>
<tr>
<td>First Floor</td>
<td>881</td>
<td>9,484</td>
</tr>
<tr>
<td>Ground Floor Reception</td>
<td>60</td>
<td>641</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,700</strong></td>
<td><strong>29,064</strong></td>
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</table>

Car Spaces 153 (1:186 sq ft)

ENERGY PERFORMANCE ASSET RATING
Certificate Reference Number: 0648-3018-0615-0500-3925

More energy efficient

<table>
<thead>
<tr>
<th>A+</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25</td>
<td>26-50</td>
<td>51-75</td>
<td>76-100</td>
<td>101-125</td>
<td>126-150</td>
<td>Over - 150</td>
<td></td>
</tr>
</tbody>
</table>

Less energy efficient

Certificate Reference Number: 0648-3018-0615-0500-3925

This is how energy efficient the building is.

Certificate Reference Number: 0648-3018-0615-0500-3925

If newly built

Certificate Reference Number: 0648-3018-0615-0500-3925

If typical of the existing stock
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