



## MODERN OFFICES WITH CAR PARKING

**1,826 Sq Ft (169.64 Sq M)**

**LEASEHOLD**

**85 HIGH STREET, CHATHAM, KENT ME4 4EE**

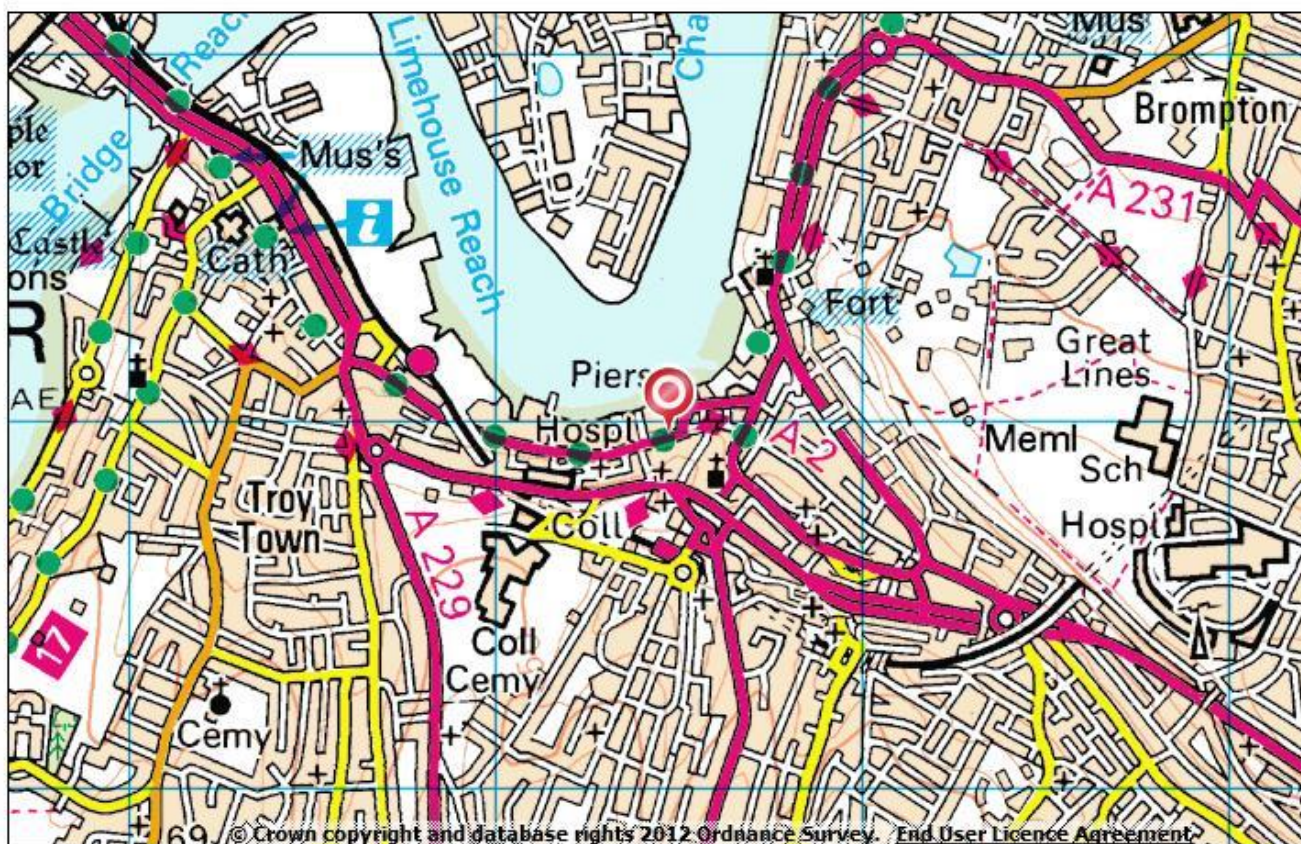
[www.harrisons.property](http://www.harrisons.property)

PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

85 High Street forms part of the Sun Pier development, a series of offices constructed in approximately 1985-86 comprising a courtyard facing onto the River Medway and Chatham High Street. This is a town centre location close to the junction with Medway Street. Surrounding occupiers include Kent Reliance, Swinton, BBC Radio Kent and various solicitors. The building is located on the western part of Chatham High Street, being a secondary retail area and a predominant professional district.



## DESCRIPTION:

The office comprises suspended ceilings, fluorescent lighting, gas fired heating to radiators, carpets and solid floors. The premises have four parking spaces.

## ACCOMMODATION:

all areas are approximate

Ground floor rear: 596 sq ft

Stairs to basement

Store: 150 sq ft

Kitchen: 47 sq ft

Disabled WC

Further WC/meter cupboard

Upper ground floor: 442 sq ft

1st floor:

Meeting room: 227 sq ft

Office 1: 113 sq ft

Office 2: 115 sq ft

Open plan/post area: 136 sq ft

## TERMS:

The property is to be let on new full repairing and insuring lease for a term to be agreed.

## RENT:

£25,000 per annum exclusive.

## LEGAL COSTS:

Both parties legal fees to be borne by the Ingoing Tenant.

## PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that their intended use of the property complies with the relevant planning permission and building regulations in force at the time of purchase or letting.

## BUSINESS RATES:

Rateable Value £14,500 per annum. Please note this is not the rates payable. Contact the Local Authority for further information.

## EPC:

The EPC rating for this property is Band C (70).

## VIEWING:

Mr Jonathan Creek  
01634 265 900  
jcreek@harrisons.property

Ref: 11/03/19 / SP / 744

**N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.**

**IMPORTANT NOTICE** Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
- 6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.
- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

[www.harrisons.property](http://www.harrisons.property)