

**9 ASHFORD HOUSE, BEAUFORT COURT,  
MEDWAY CITY ESTATE, ROCHESTER  
KENT ME2 4FX**



**SELF-CONTAINED PURPOSE BUILT  
OFFICE SUITE**

**1,039 SQ. FT. (96.52 M<sup>2</sup>)**

**FOR SALE (VIRTUAL FREEHOLD)**

## LOCATION

The accommodation lies within Ashford House, Beaufort Court on the Medway City Estate, an established commercial area where in excess of 2 million sq. ft. of commercial space has already been developed. There is excellent access to the M2 motorway (Junctions 1 and 4) via the Medway Towns Northern Relief Road and Medway Tunnel. In turn these give access to the M25 London Orbital Motorway and the remainder of the National Motorway Network. The Channel Ports and Central London are all accessible.

## DESCRIPTION

Ashford House is a 4 storey building and lies within the Beaufort Court Development which is secure, landscaped and provides excellent car parking facilities.

Suite 9 Ashford House comprises a self-contained office suite at second floor level. Salient features include the following:-

- Suspended ceilings with recessed lighting
- Full raised access floors for underfloor cabling
- Double glazing throughout
- Electric heating
- Separate male & female WCs
- Kitchenette area
- Electronic door entry system to the building
- Passenger lift to all floors
- 2 allocated car parking spaces
- Generous size overflow car park

## ACCOMMODATION (net lettable areas)

|                      |               |                         |
|----------------------|---------------|-------------------------|
| Second Floor Suite 9 | 1,039 sq. ft. | (96.52 m <sup>2</sup> ) |
| Male & female WCs    |               |                         |

## TERMS

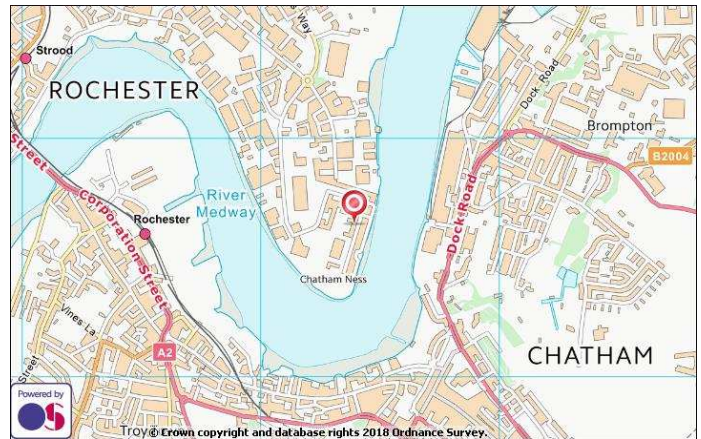
The property is offered for sale on a virtual freehold basis (balance of 999 year lease from December 1989) at a peppercorn ground rent.

## PRICE

£139,995 for the virtual freehold interest.

## VAT

We understand the property is not elected for VAT and therefore VAT will NOT be payable.



## SERVICE CHARGE

A service charge is payable in respect of maintenance and upkeep of the structure, exterior and common parts of Ashford House together with the car parking, landscaping and common external areas.

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £7,100.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band C (65). A copy of the Energy Performance Certificate is available upon request.

## VIEWING

Strictly by appointment via the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**  
**01634 668000**

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

### IMPORTANT NOTICE:

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



**01634 668000**