

## TO LET

### Offices

Ground Floor: 592.66 sq ft (55.06 sq m)

First Floor: 308.85 sq ft (28.69 sq m)

Total: 901 sq ft (83 sq m)

**The Coach House, Pembroke, Chatham Maritime,  
Chatham, Kent ME4 4EU**

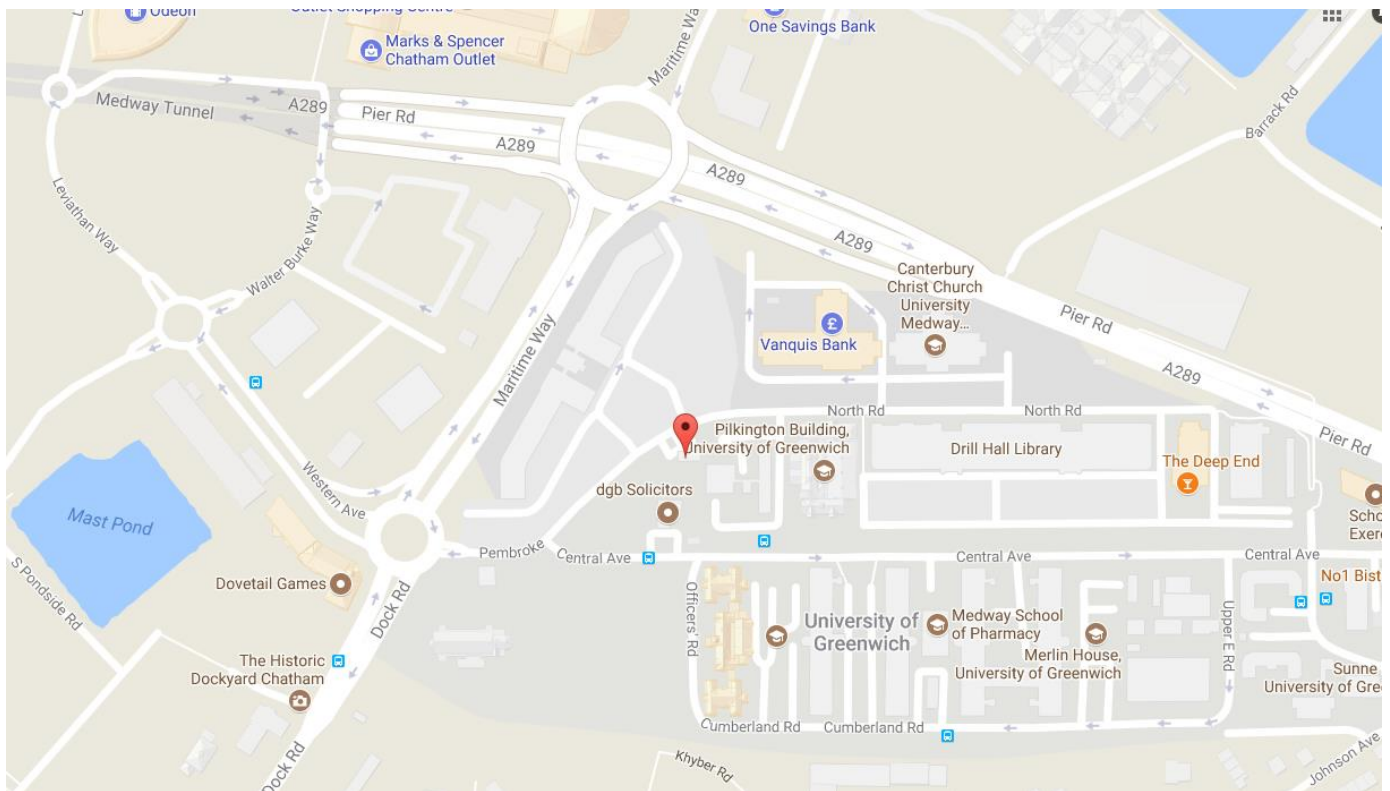


## LOCATION

Situated on Chatham Maritime, a lovely development within a former Royal Naval base on the River Medway.

Chatham is 35 miles South East of London with good public transport including fast services to London Victoria and St Pancras.

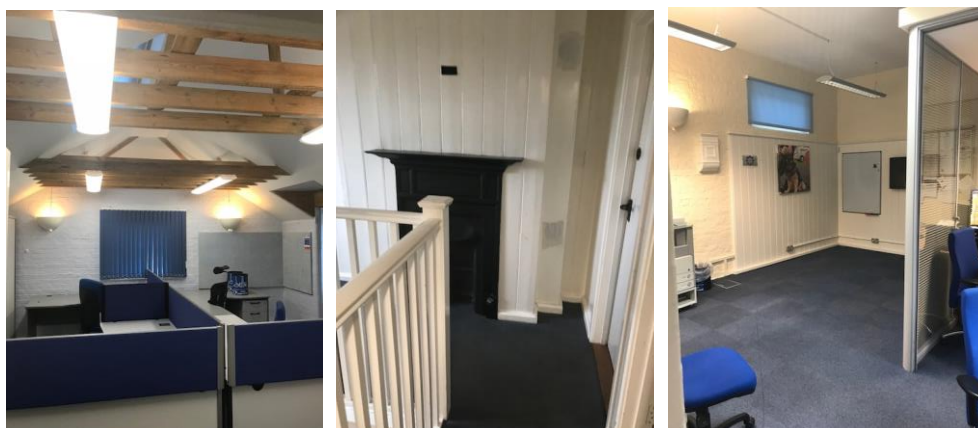
Chatham Maritime is a well-established office centre close to University of Greenwich and Canterbury Christchurch University campuses. The Dockside outlet Centre is opposite Chatham Maritime.



## LOCATION PLAN

## DESCRIPTION:

The Coach House is a former Royal Naval, brick built building. There are unique features inside including beams and fire places. The offices are light and airy and include air conditioning, a small kitchenette, one WC and a forecourt for parking 5 vehicles (6 at a push and depending on car sizes!)



## ACCOMMODATION:

All areas Net Internal and approximate.

Ground Floor: 592.66 sq ft (55.06 sq m)

First Floor: 308.85 sq ft (28.69 sq m)

Total: 901 sq ft (83 sq m)

## SERVICES:

The premises has electricity, water and mains drainage plus electric convector heating/air conditioning units.

## USE:

The premises were last used as an office.

Applicants must establish for themselves that that their proposed use(s) will be permitted by the local authority (Medway Council 01634 306000).

## BUSINESS RATES:

Description: Offices and Premises

Rateable Value: £12,750

The tenant will be responsible for meeting the Business Rates. Applicants must make their own enquires of Medway Council to establish the business rates that will be payable by them (01634 306000).

## LEGAL COSTS:

Each party will meet their own legal costs.

## LETTING TERMS:

An existing lease is in place and runs until 30<sup>th</sup> November 2019. It is proposed that the successful applicant will take an assignment of this lease.

## RENT:

£14,000 per annum.

## SERVICE CHARGES:

We are advised that this is in the region of £167 + VAT per month.

## INSURANCE:

We are advised that the cost is £675 pa

## DEPOSIT:

tbc

## VAT:

VAT is payable in addition to the rent.

## VIEWINGS:

By appointment with the sole agent.

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### Energy Performance Certificate

Non-Domestic Building

The Coach House  
Fenbrake  
Chatham Maritime  
CHATHAM  
ME4 4EU

Certificate Reference Number:  
0620-0333-7669-6995-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**109** This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 111  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 88.18  
Primary energy use (kWh/m<sup>2</sup> per year): 521.6

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
**29** If newly built  
**84** If typical of the existing stock

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- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
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- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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COMMERCIAL

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