

Suite 6, Ashford House

Sir Thomas Longley Road, Medway City Estate, Rochester, Kent, ME2 4FA



First Floor Office FOR SALE

Suite 6, Ashford House

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Key Features

- LED Lighting
- Open Plan Offices
- £250,000
- Secure Buzzer Entry System
- 2 Allocated Car Parking Spaces plus Shared Visitor Parking

Description

FOR SALE - Self-Contained First Floor Office Suite with 2 Car Parking Spaces

Ashford House is a four story purpose built office building situated within Beaufort Court on the southern tip of Medway City Estate. The development comprises 5 office buildings constructed in 1990 situated around a central courtyard with car parking and landscaped areas. Ashford House comprises a series of offices suites of varying sizes.

The building is of steel framed construction under pitched roof with concrete tiles and brick elevations with aluminium framed double glazed windows.

Suite 6 is located on the first floor accessed via the entrance lobby which has access to the stairwell and lift. The suite itself is primarily open plan accommodation with some partitioned offices plus kitchenette and ladies and gents wcs.

Externally there are 2 allocated car parking spaces plus shared visitor parking.



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Accommodation

Suite 6 is a self-contained office located on the first floor. The suite is accessed via the shared entrance lobby which provides access to the upper floors via the central staircase as well as a passenger lift.

The suite itself is primarily open plan accommodation with some partitioned offices and separate boardroom plus store room, kitchenette and ladies and gents wcs. There is a suspended ceiling with recessed LED lighting plus raised floors and perimeter trucking.

The property has been measured on a Net Internal Area (NIA) basis as follows:

Area	Sq Ft	Sq M
Office	1,783	165.68
Kitchenette	19	1.72
Ladies & Gents WCs		
Total NIA	1,802	167.41

The property has 2 allocated car parking spaces plus shared visitor parking

- LED Lighting
- DDA Complaint
- Door Entry System
- Kitchen
- Electric Heating
- Passenger Lift

Rateable Value

RV £27,500 @ 49.9p in the £

Rates payable £13,722.50 for the year 2023/24

Price

£250,000

To purchase the Long Leasehold interest of Title K949659 being a 999 years from 25 December 1989

Service Charge

Service Charge to cover the upkeep and maintenance of the building and common areas – further information available upon request.

VAT

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Rating (D) 87

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is located on Beaufort Court on the southern tip of Medway City Estate off Sir Thomas Longley Road which is just off the spine road through the Medway Tunnel. There is excellent access to J1 and 4 of the M2 motorway and approximately 15 minutes to the M25. Ebbsfleet International Station is also in close proximity serving London St Pancras in 18 minutes plus direct links to Dover.

What3Words Location - <https://w3w.co/fantastic.envy.exams>

Drive Time	Miles	Mins
J 1a M25 (Dartford Crossing)	17.0	20
Canterbury	31.0	40
Maidstone	16.5	23

For all Viewings and Enquiries contact:



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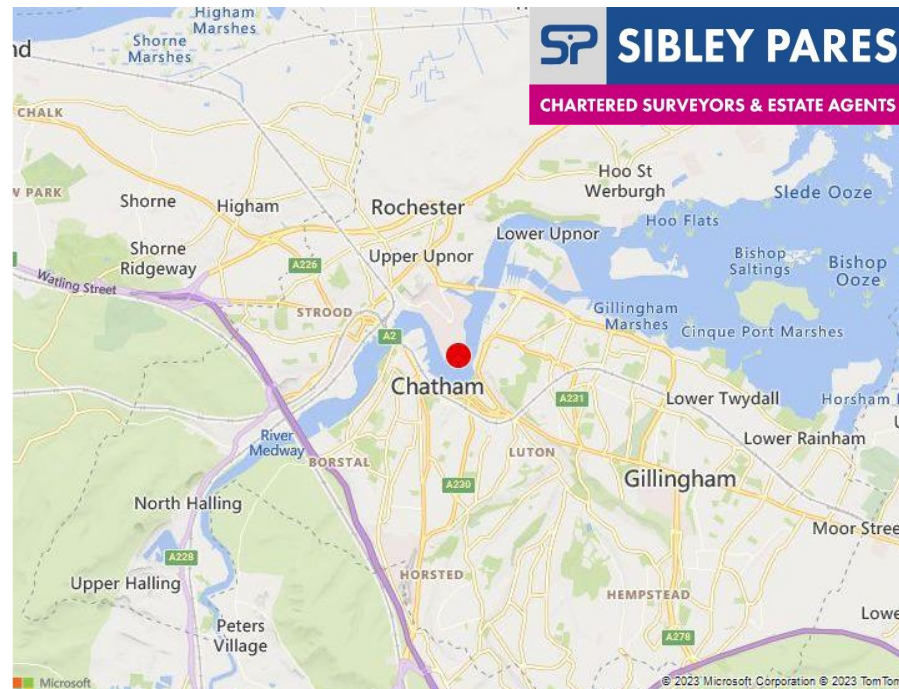


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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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