

**OFFICES/RETAIL OVER 5 FLOORS
(other uses sub to planning)**

**COULD BE SPLIT AS SHOP & BASEMENT
WITH UPPER FLOORS AVAILABLE SEPARATELY**

APPROX 2,200 SQ.FT. TO LET

9 MILITARY ROAD, CHATHAM, KENT



Location

Chatham is the largest town within the Medway Towns and lies adjacent to the A2, some four miles north of junction 2 of the M2 motorway and approximately eight miles north of Maidstone.

The town is currently going through a major regeneration programme with improvements being made to the town centre, the railway station and the waterfront areas including the demolition of the flyover and the re-siting of the bus station.

This unit is situated on the western side of Military Road which is a pedestrianised area within Chatham Town Centre in close proximity to the High Street and one of the main entrances to the Pentagon Shopping Centre. Occupiers close by include; Ward & Partners, Chatham Snooker Club, Blueberry Park Café, Halifax, Yorkshire Bank, H Samuels Jewellers, the Post Office and William Hill.

Accommodation

Good sized premises over five floors made up of open plan area on the ground floor and individual offices above. There are two entrances from the front enabling the ground floor office space to be separate from the upper parts.

Ground Floor Office/Retail Space	37 sq.m.	398 sq.ft.
First Floor Offices	43 sq.m.	462 sq.ft.
Second Floor Offices	43 sq.m.	462 sq.ft.
Third Floor Storage	45 sq.m.	484 sq.ft.
Basement Storage	44 sq.m.	473 sq.ft.
Staff Toilets on Ground & First Floors		
Kitchen on Ground Floor		
Total Area	212 sq.m.	2,280 sq.ft.

Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.

The landlords will consider splitting the ground and basement areas (ground could be used as retail) with the upper parts. Please enquire regarding rental figures etc.

Tenure

A new full repairing and insuring lease for a period of 10 years or more is being offered.

Rent

£25,000 per annum exclusive of rates, insurance and service charge.

Rent Deposit

Our client will require a rent deposit equivalent to one quarters rent.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment through Horton Property Solutions on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

Admirals Offices, The Historic Dockyard, Chatham, Kent ME4 4TZ

Tel: 01634 817222 Fax: 01634 849010 Mob: 07795 385479

www.hortonproperty.co.uk