

50 PEMBROKE COURT

NORTH ROAD,
CHATHAM MARITIME,
KENT, ME4 4EL



GRADE A RECENTLY REFURBISHED
FLEXIBLE OFFICE SPACE ON A
LANDSCAPED BUSINESS PARK

**34,088 sq ft first and second
floor accommodation available
to let now**

FLEXIBLE OPEN PLAN FLOORS WITH
EXCLUSIVE ADJACENT CAR PARKING





CONNECTIONS

ROAD	Miles
Central London	35 miles
M2, Junction 1	6 miles via the Medway Tunnel/A289
M2, Junction 4	6 miles via the Medway Tunnel/A289
M25, Junction 2	15 miles via A2
Maidstone	8 miles via A229

AIR

London City Airport	35 miles
London Gatwick	48 miles

RAIL

Chatham railway station connects to London St Pancras, Victoria, London Bridge and Cannon Street. Fastest journey time 41 minutes.

SEA/CHANNEL TUNNEL

The Channel Tunnel is approximately 38 miles south east of Chatham. Ferry services are provided from Dover, 40 miles east of the town.

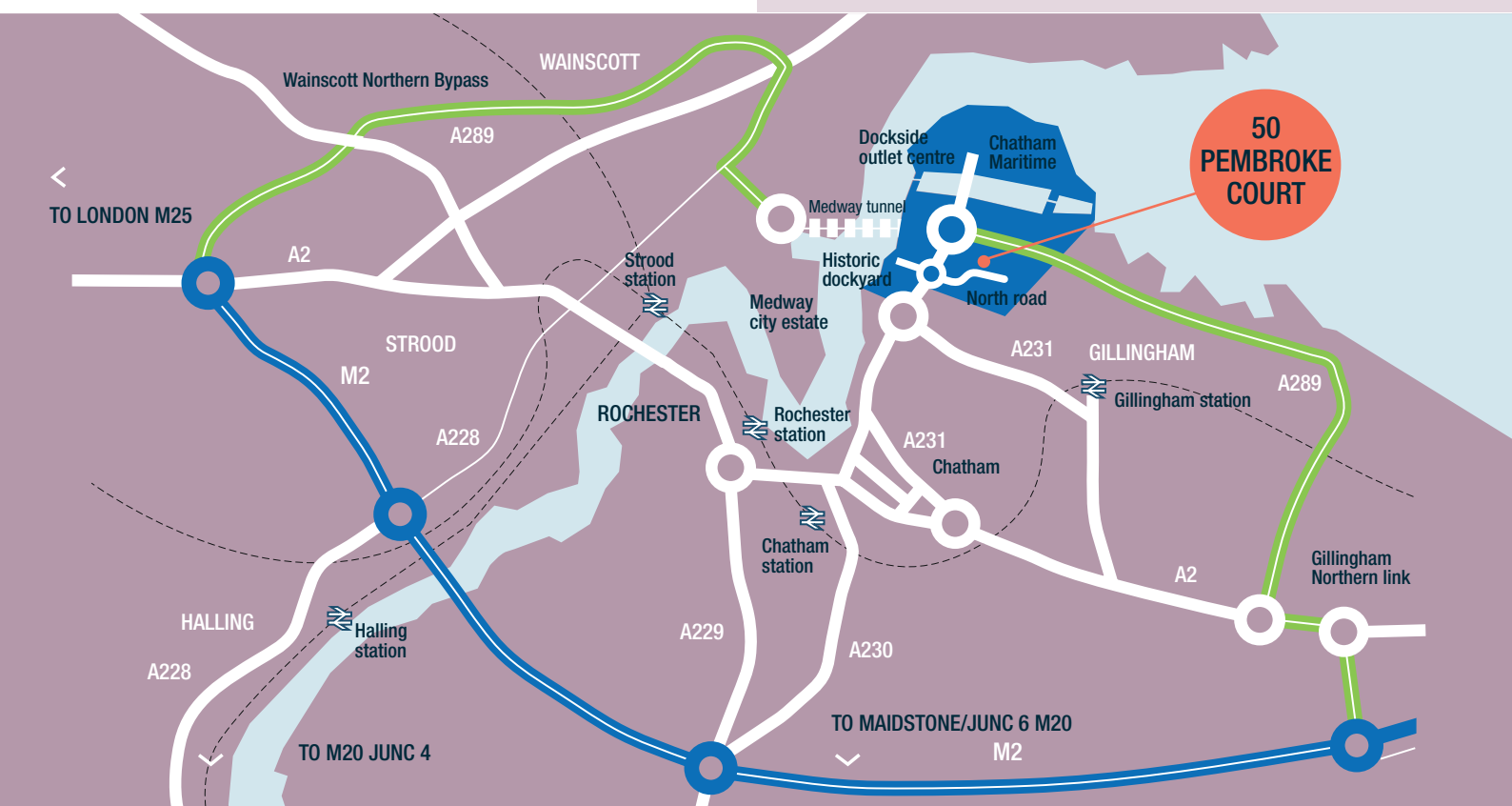
LOCATION

Chatham Maritime is an excellent waterside development within the former Royal Naval base on the River Medway, close to the town centre and just 35 miles south east of London.

It is served by a good public transport network including a mainline railway station with fast services to London stations (41 minutes) and the Channel Ports.

The M2 motorway lies some three miles south of the town providing rapid access to the M20, M26, M25 London orbital motorway, the Dartford Crossing and Heathrow, Gatwick and Stansted airports. The Channel ports/tunnel and central London are all within approximately 1 hours drive.

Other nearby facilities include the Dockside Outlet Centre, Odeon Multiplex Cinema, a day nursery, Co-op store, marina and public houses.





ACCOMMODATION

50 Pembroke Court provides 51,841 sq ft of flexible accommodation over three storeys.

FIRST FLOOR OFFICE SPACE

17,051 sq ft available now

SECOND FLOOR OFFICE SPACE

17,051 sq ft available now

LEASE

A new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

SERVICE CHARGE

A building service charge is payable to contribute towards the maintenance and upkeep of the common parts of the building/estate.

EPC

Anticipated EPC A rating post refurbishment works.

VIEWING

Strictly by appointment through the sole agents.

DESCRIPTION

50 Pembroke Court is a modern office building constructed in the early 2000s over three floors with external elevations of a terracotta coloured rain screen system below rendering, under a low pitched metal covered roof. The common parts have recently been refurbished including new WCs.

- Impressive glass atrium and manned reception area
- 4 pipe fan coil air conditioning system
- Floor to ceiling height of 2.7m
- Suspended ceiling recessed Cat 2 lighting to be upgraded to LED
- Raised access floors
- 2 x 13 person passenger lifts
- Shower rooms to ground and first floors
- Divisible floor plates
- 166 car parking spaces (in total for first and second floors)



VIEWING

Strictly by appointment via the sole agents.

Kevin Dempster

kevindempster@watsonday.com

Nick Threlfall

nickthrelfall@watsonday.com watsonday.com



tim.hamlin@picton.co.uk