

TOWN CENTRE OFFICES ABOVE LETTING AGENTS

APPROX 1,408 SQ.FT. (131 SQ.M.) 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, MAC Hairdressing, Chatham Snooker Club, Blueberry Park Café, Halifax, Yorkshire Bank, H Samuels Jewellers, the Post Office and William Hill.

Accommodation

Good sized offices spread over the first, second and third floors with own entrance above Reddoor Letting Agents. There is a WC on the half landing between ground and first floors.

These offices would suit any professional user requiring a central town centre location.

First Floor Offices	43 sq.m.	462 sq.ft.
Second Floor Offices	43 sq.m.	462 sq.ft.
Third Floor Offices/Storage	45 sq.m.	484 sq.ft.
WC on half landing		
Total Area	131 sq.m.	1,408 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.

Tenure

Lease terms by negotiation.

Rent

On application.

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.

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