FOR SALE – Former Ambulance Service Station with Development Potential

Medway Ambulance Station, Star Mill Lane,
Chatham, Kent, ME5 7HE

www.sibleypares.co.uk  01622 673086  commercial@sibleypares.co.uk
**Medway Ambulance Station, Star Mill Lane, Chatham, Kent, ME5 7HE**

**Description**

0.61 Acre Site in Chatham with development potential, either as a conversion of the existing building or entire redevelopment. The site is becoming available due to South East Coast Ambulance Service NHS Foundation Trust (SECAmb) reorganisation of their operations and will be relocating to a new “Make Ready” hub around Spring 2022.

**Location**

The property is located in Chatham, close to the border between Chatham and Gillingham. It is situated on the eastern side of Star Mill Lane on the corner with Maynard Place, close to the main A2 Watling Street with its neighbourhood retail facilities. It is within walking distance of Darland Banks Nature Reserve and Gillingham Park but is otherwise a densely populated residential area. Medway Maritime Hospital is just under a mile to the northwest and Gillingham and Chatham Railway Stations both around 1.5 miles from the site. These provide high speed rail links to London St Pancras.

- Former Ambulance Station
- Suitable for development subject to gaining the necessary consents
- Offers in the region of £1 million
- Offers invited both unconditionally and subject to planning
- Site area circa 0.6 acres
Accommodation
The property currently comprises the ambulance station itself (floor measurements taken from the Valuation Office Agency website detailed below, as internal inspection has not been possible) plus associated car parking spaces on a site of approximately **0.6 Acres**.

<table>
<thead>
<tr>
<th>Workshop</th>
<th>866 m</th>
<th>9,322 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>70 m</td>
<td>754 sq ft</td>
</tr>
<tr>
<td>Office</td>
<td>70 m</td>
<td>754 sq ft</td>
</tr>
<tr>
<td><strong>Total NIA</strong></td>
<td><strong>1,006 sq m</strong></td>
<td><strong>10,829 sq ft</strong></td>
</tr>
</tbody>
</table>

Planning & Access
SECAm have undertaken a positive pre-app with Medway Borough Council who have indicated that 16 residential dwellings would be possible on the site, subject to obtaining full consent.

Further details available upon request.

Terms
Unconditional or subject to planning offers considered on their merits

Full Vacant Possession of the site can be given around Spring 2022 upon completion of the modern replacement facility.

*In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.*

Rateable Value
**RV £46,350 @ 49.9p in the £**

Rates payable April 2020/2021 at 51.2p in the £ are **£23,128.65**

Price
**Offers in the region of £1 million**

Services
- Mains electricity
- Mains water & drainage

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

Legal Costs
Each side to bear its own legal and professional costs

EPC
 Awaited

Viewing/Enquiries
Strictly by prior appointment through the Surveyors.

Phil Hubbard e: phil.hubbard@sibleypares.co.uk or Matt Sadler e: matt.sadler@sibleypares.co.uk