

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/064979-2025>

Tender

## **Old Rectory Business Centre**

Kent County Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-064979

Procurement identifier (OCID): ocds-h6vhtk-05aec3

Published 13 October 2025, 7:05pm

### **Scope**

### **Reference**

CN250481

### **Description**

The Old Rectory Business Centre in Northfleet is a Kent County Council (KCC) owned facility that has been offering high quality office space to local businesses since 2009. The Council purchased the property from Gravesham Borough Council in 2004 with the intention of bringing the vacant building back into viable economic use.

The centre is a Grade II\* Listed building with a modern Annexe. The centre offers 28 furnished offices providing a minimum of 100 workstations. Presently, it is almost at full occupancy (96%), with a wide variety of businesses operating from the centre.

The Council are running a procurement process to procure a provider of management service at the facility, commencing on February 1st 2026. Further information relating to the facility and service requirements can be found within the tender documents.

Please note that the service generates revenue for the Council. The contract value

represents the estimated forecasted revenue for the Council during the contract term.

To view this notice, please click here:

<https://www.kentbusinessportal.org.uk/delta/viewNotice.html?noticeId=986434048>

### **Total value (estimated)**

- £450,000 excluding VAT
- £540,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 February 2026 to 31 January 2027
- Possible extension to 31 January 2030
- 4 years

Description of possible extension:

The contract is anticipated to commence on 1st February 2026 and will continue for a period of 1 year unless terminated in accordance with the Conditions of Contract. There is the potential for a contract extension of up to 3 years (1+1+1) depending on the success in achieving the required outcomes. In summary, the total term is 4 years if all potential contract extensions are taken.

### **Main procurement category**

Services

## **CPV classifications**

- 70000000 - Real estate services

## **Contract locations**

- UKJ4 - Kent

---

## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

---

## **Submission**

### **Enquiry deadline**

3 November 2025, 5:00pm

### **Tender submission deadline**

10 November 2025, 12:00pm

### **Submission address and any special instructions**

<https://www.kentbusinessportal.org.uk/>

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Award decision date (estimated)**

9 January 2026

---

## **Award criteria**

<b>Name</b>	<b>Type</b>
Criterion 1	Quality
Criterion 2	Price

## **Weighting description**

Price is not the only award criteria and all criterion are stated in the procurement documents.

---

## **Other information**

### **Applicable trade agreements**

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

## **Conflicts assessment prepared/revised**

Yes

---

## **Procedure**

### **Procedure type**

Open procedure

---

## **Contracting authority**

### **Kent County Council**

- Public Procurement Organisation Number: PLDL-8938-YGYW

Sessions House

Maidstone

ME14 1XQ

United Kingdom

Contact name: Joseph Kay

Email: [Joseph.kay@kent.gov.uk](mailto:Joseph.kay@kent.gov.uk)

Region: UKJ45 - Mid Kent

Organisation type: Public authority - sub-central government