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Tender

Old Rectory Business Centre

Kent County Council

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

Notice identifier: 2025/S 000-065325

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

Published 14 October 2025, 4:24pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

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

Name	Description	Type
Criterion 1	Price is not the only award criteria and all criterion are stated in the procurement documents.	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

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United Kingdom

Contact name: Joseph Kay

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Region: UKJ45 - Mid Kent

Organisation type: Public authority - sub-central government