

Wises Oast Business Centre

Borden, Sittingbourne, Kent, ME9 8LR



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Flexible Terms
- All rooms individually alarmed
- Ample Car Parking
- Storage Containers Also Available

Office Suites & Container Offices
TO LET

160 – 1,579 Sq Ft (14.86 – 146.69 Sq M)

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Location

The Offices are set in a rural location close to Borden Village, which lies approximately 1.5 miles to the south west of Sittingbourne town centre.

The offices are conveniently located within a 5 minute drive of J5 of the M2 Motorway and the A249 which provides access to the Medway Towns, the M20 motorway and Maidstone and Ashford beyond. Rail services from Sittingbourne to London St Pancras in 59 minutes.

what3words - <https://w3w.co/quality.similar.juicy>

Description

Wises Oast is a converted oast building, offering a selection of office suites within the business centre over the ground and first floors. The offices are available to let on flexible terms with ample on site secure car parking.

Accommodation

Wises Oast is a converted oast building, offering a selection of office suites within the business centre over the ground and first floors. The offices are available to let on flexible terms with ample on site secure car parking.

Current availability is as follows::

Area	Sq Ft	Sq M	Rent pcm
G8 Ground Floor	428	39.76	£535
F1 First Floor	435	40.41	£545
F5 First Floor	119	11.06	£149
F8 First Floor	189	17.56	£236
F9 First Floor	241	22.39	£305
F10 First Floor	475	44.13	£595
Container Office Suites; Spanning 160 sq ft, are ideal for those with a smaller office requirement. The rent is inclusive of the Service Charge (further details available upon request)			
Container Office Suites (x4)	160	14.86	£425 + VAT

In addition, there are Storage Containers available on site, available at £175 pcm

Terms

3 year lease is available with 3 months notice to end the lease at any time after the first 6 months.

Service Charge to account for items including: building's insurance, electricity, water and car parking

Service Charge

Service charge is approximately £5.80 per sq ft per annum and covers heating/lighting, water, cleaning of common areas, repairs, buildings insurance.

Business Rates

The rateable value of the property with effect 1st April 2023 is shown on the Valuation Office Website as follows:

G8 RV = £5,300	F1 RV = £5,600
F3-5 RV = £7,800	F8 RV = £2,700
F9 RV = £3,350	F10 RV = £6,000

Small Business Rates Exemption should be applicable – applicants should make their own enquiries with Swale Borough Council

EPC

Rating E (106)

Legal Costs

The in-going tenant to pay £250 plus VAT towards the legal documentation of the lease.

Viewings

Strictly by prior appointment through the Surveyors. Please contact **01622 673086**

Phil Hubbard: phil.hubbard@sibleypares.co.uk or

Matt Sadler: matt.sadler@sibleypares.co.uk

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.