



1st Floor, 3 Conqueror Court

Watermark, Vellum Drive, Sittingbourne, ME10 5BH

Refurbished modern self contained 1st floor office

1,342 sq ft
(124.68 sq m)

- Refurbished ready for occupation
- Raised floor
- Air conditioning
- LED lighting
- 5 car parking spaces

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Summary

Available Size	1,342 sq ft
Rent	£26,850 per annum Rent payable quarterly in advance and exclusive of any other outgoings
Rates Payable	£9,360 per annum The tenant is responsible for paying business rates direct to the local authority
Rateable Value	£19,500
Service Charge	£3.90 per sq ft A service charge is payable for the upkeep of the common parts of the building
VAT	Applicable. VAT is payable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	A (20)

Description

The premises comprises the first floor modern, newly decorated purpose built offices within the Watermark office development. The suite benefits from raised newly carpeted floor, air-conditioning, LED lighting and WC facilities, shared entrance and parking for 5 vehicles

Location

Conqueror Court is located in Sittingbourne, fronting the busy A.249 and just 2 miles from the M2. Central London is 54 miles away and the location provides excellent access across the Uk and into Europe.

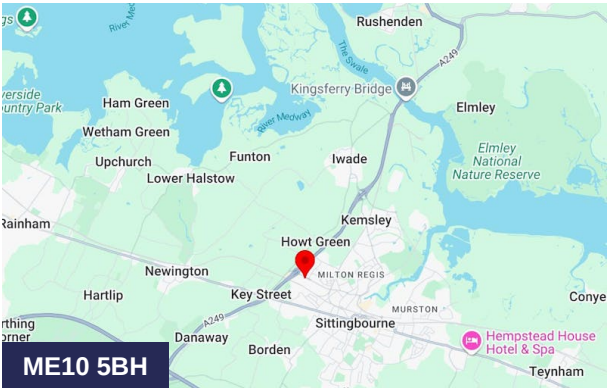
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Offices	1,342	124.68
Total	1,342	124.68

Terms

The suite is available on a new lease for a term to be agreed. A rent deposit may be required by the Landlord.



Viewing & Further Information



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