



3 Conqueror Court

Watermark, Vellum Drive, Sittingbourne, ME10 5BH

**Modern self contained office
building for sale for
investment and/or part
occupation**

2,560 sq ft
(237.83 sq m)

- Income from Ground floor let
- Raised floor
- Access Controlled Door
- LED lighting
- On site demised parking

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Summary

Available Size	2,560 sq ft
Price	For freehold interest with vacant possession of 1st floor and subject to the lease of the ground floor.
Business Rates	Rateable value Ground Floor: £19,500 - 1st Floor £17,750
Service Charge	There is a service charge payable for the upkeep and maintenance of the common areas and exterior. Currently approx £3.90 per sq ft.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as A-B (20-54)

Description

The premises comprise of ground and first floor modern purpose built office building within the Watermark Office Development. The offices benefits from raised carpeted floors, air-conditioning, LED lighting (First floor). WC's on ground and first floor and shower facilities. Car parking for 10 vehicles (5 spaces for each floor).

Location

Conqueror Court is located in Sittingbourne, fronting the busy A249 and just 2 miles from M2 junction 5. Central London is 54 miles to the west and the location provides excellent access across the UK and into Europe.

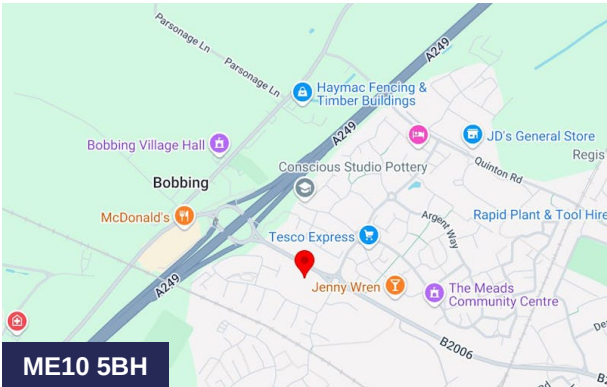
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,218	113.16
1st - Offices	1,342	124.68
Total	2,560	237.84

Terms

The property is available freehold.
The ground floor is let to CT Associates (Kent) Limited from for 10 years from 28th July 2024 with a tenant option to break on the 28th July 2029. The lease is excluded from the Landlord and Tenant Act 1954. There is a rent review at the end of the 5th year.
The current rent is £22,500 per annum rising to £24,360 per annum from 28/07/2026.



Viewing & Further Information



Robert Martine
01622 672233 | 07812 164698
rmm@martinewaghorn.co.uk

Jonathan Creek (Harrisons Chartered Surveyors)

01622 692144 | 07966 245843
jcreek@harrisons.property