

Office Suites, Unit 2 Conqueror Court
Sittingbourne, Kent, ME10 5BH



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- From £450 per calendar month
- Perimeter Trunking
- Flexible Terms Available
- On-site Parking

**Modern Office Suites To Let
Available**

114 – 241 Sq Ft (10.59 – 24.41 Sq M)

Office Suites 2 Conqueror Court, Sittingbourne, Kent, ME10 5BH

Location

Conqueror Court is a modern office development in Sittingbourne, situated just off the B2006 which provides a direct route into the Sittingbourne Town Centre.

The premises 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, Maidstone, Ashford and beyond. Rail services from Sittingbourne to London St Pancras in 58 minutes.

Description

The accommodation comprises modern office suites over ground and first floors with flexible terms available.

Accommodation

The premises comprises modern serviced office suites over ground, first floors. Each floor has its own shared toilets and tea stations in the communal areas. Each office comes with on-site parking.

- Perimeter trunking
- Intercom
- CCTV
- Carpeted Floors
- Furnished
- uPVC Double Glazed Windows

Conqueror Court	Sq Ft	Sq M
Office 7	114	10.59
Office 9	241	22.41

Rent / Terms

To take a new lease by negotiation. Short term/flexible lease available.

Unit	Rent PCM	Status
Office 7	£450.00	Available
Office 9	£950.00	Available

Rent to be inclusive of parking, cleaning, business rates, electricity, broadband etc.

Business Rates

The rent is fully inclusive of business rates.

EPC

Rating (C) 56

Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves

independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the Surveyors.



Phil Hubbard

phil.hubbard@sibleypares.co.uk



Thomas Langston

thomas.langston@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.