

TO LET

Fully Serviced Office Suite

THE OAST
62 BELL ROAD
SITTINGBOURNE, KENT
ME10 4HE

smith
woolley
chartered surveyors



Situation

This Business Centre is a Grade II Listed Building located just a 5 minute drive from Sittingbourne train station and 10 minute drive from the M2 motorway junction 5.

Description

This mixed use Business Centre comprises various sized office suites benefiting from 24/7 access, tea and coffee making facilities, on-site and remote IT support, free use of meeting room (pre-booking required), and W/C facilities. Each office also benefits from one allocated car parking space. The Oast Business Centre also has the capability to receive superfast Broadband.

Accommodation

Approx. Net Internal Area		
	sq. m.	sq. ft.
Suite 4C - 1 st Floor	13.3	143
Suite 4F - 2 nd Floor	28.3	305
Suite 5B - 1 st Floor	13.1	141

Terms

The suite is available to let on a new flexible lease agreement at the following rent:

Rent PCM	
Suite 4C	£430 pcm (no VAT)
Suite 4F	£600 pcm (no VAT)
Suite 5B	£500 pcm (no VAT)

The rent includes business rates, water, heating, electricity, office cleaning, buildings insurance, and maintenance of the communal areas. One month's rental deposit payable, rent payable monthly in advance.

Services

All mains services are connected to the property.

Energy Performance Certificate

Listed Building.

Legal Costs

Standard in house business licence used.

For Further Information Contact:

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VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

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