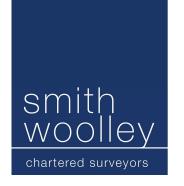
# **TO LET**

Fully Serviced Office Suite

THE OAST
62 BELL ROAD
SITTINGBOURNE, KENT
ME10 4HE





# 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 - 1st Floor	13.3	143
Suite 4F - 2 <sup>nd</sup> Floor	28.3	305
Suite 5B - 1 <sup>st</sup> 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).

A2824/July 2019







Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.