

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

**FIRST FLOOR, SOUTH WING  
DENNE COURT, HENGIST FIELD, OAD STREET  
BORDEN, SITTINGBOURNE, KENT ME9 8LT**



**MODERN FIRST FLOOR  
AIR CONDITIONED OFFICE SPACE  
WITH PARKING  
3,522 SQ. FT. (327.20 M<sup>2</sup>)**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION

Denne Court is located at Borden approximately 2 miles south west of Sittingbourne town centre. There is access via the A2 and A249 to Junction 5 of the M2 some 2 miles to the south. Central London is approximately 54 miles away and the location provides excellent access across the UK and into Europe via the Channel Tunnel and ferry ports.

**For location click link or copy & paste to your browser**  
<https://what3words.com/valuable.broadens.mainly>

## DESCRIPTION

The property comprises a first floor suite within the south wing of a modern office building. The south wing was constructed in 2008.

## SPECIFICATION

- Raised, carpeted, flooring with recessed floor boxes
- Suspended ceilings incorporating fluorescent lighting
- Calor gas heating to the north wing
- Air conditioning
- Solar panels
- Male, female & disabled WC facilities
- Ample car parking
- EV charging
- EPC A+
- Easy access to A249 & M2

## ACCOMMODATION (net internal areas)

First floor offices 3,522 sq. ft. (327.2 m<sup>2</sup>)

## TERMS

The accommodation is available to let on an internal repairing and insuring lease expiring July 2029.

Alternatively, the landlord may consider the grant of a new lease subject to negotiation and tenant covenant strength.

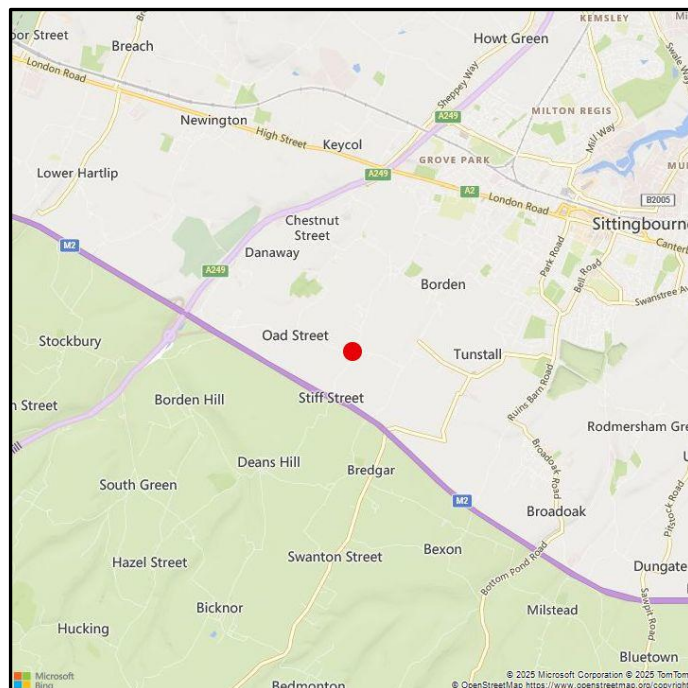
## RENT

£16.90 per sq. ft. exclusive.

## VAT

The property is elected for VAT.

## LOCATION PLAN



## BUSINESS RATES

Rateable Value £37,250.

## SERVICE CHARGE

A service charge will be made to cover upkeep and maintenance of the external common areas of the property.

## LEGAL COSTS

Each party to bear their own costs.

## ENERGY PERFORMANCE CERTIFICATE

Band A+ (-45). Valid until 11/12/2033.

## VIEWING

Strictly by appointment via the sole agents:-

## WATSON DAY CHARTERED SURVEYORS

**RICHARD TURNILL**

**01634 668000 / 07764 476915**

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

## 2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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