



FIRST FLOOR HIGH QUALITY OFFICE BUILDING TO LET

1,869 Sq Ft (173.63 Sq M)

**1ST FLOOR 6 CONQUEROR COURT, WATERMARK, STAPLEHURST ROAD,
SITTINGBOURNE, KENT ME10 5BH**

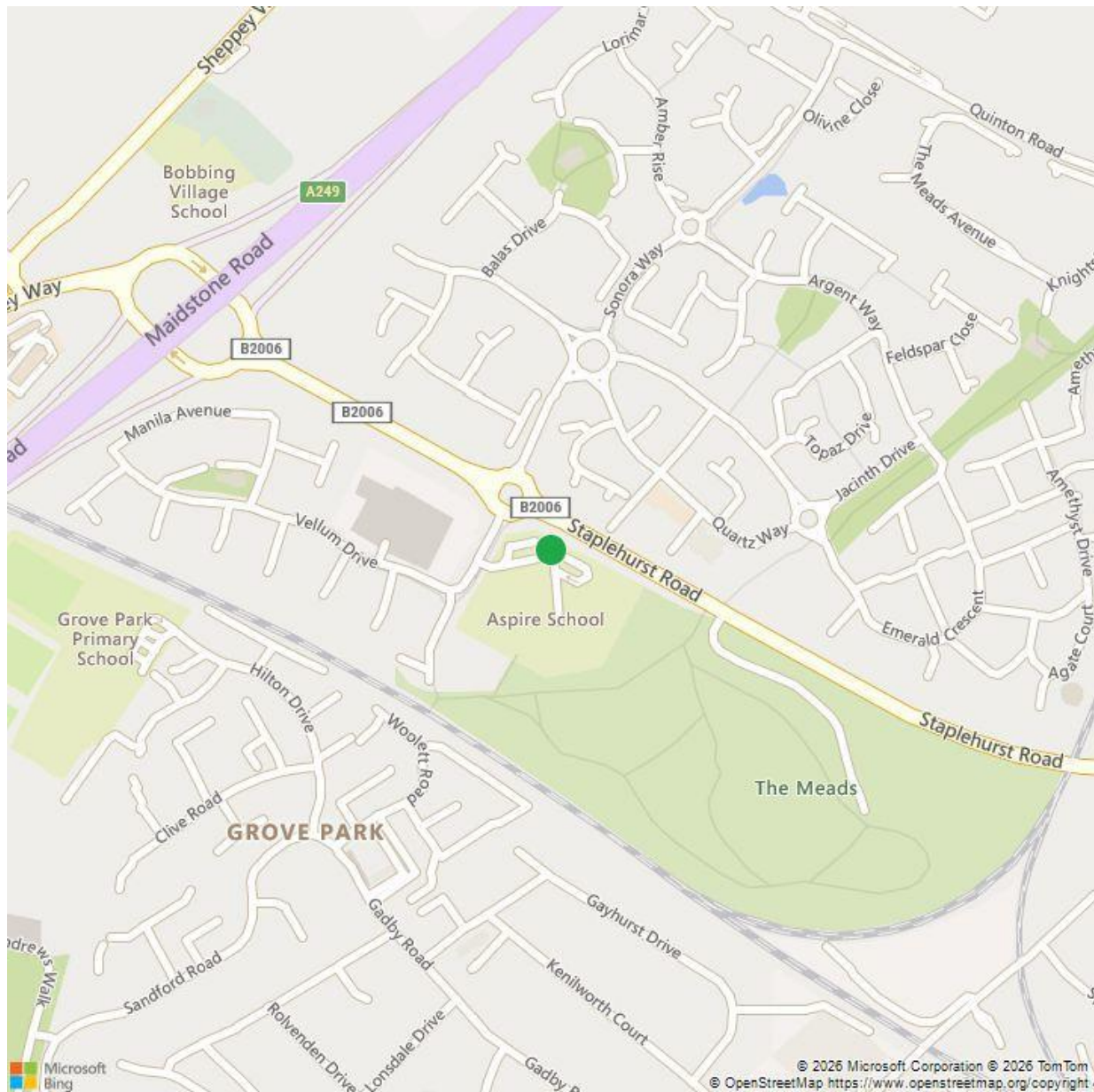
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

Watermark, Kent is located in Sittingbourne, fronting the busy A249 and just 2 miles from the M2. Central London is 54 miles away and the location provides excellent access across the UK and into Europe.



DESCRIPTION:

The premises comprise a first floor, end of terrace purpose built office building within the Watermark Office Development. The building benefits from raised carpeted floors with cabling and floor points, air conditioning, with WC and shower.

The building benefits from internal partitioning providing cellular rooms and more open plan space together with a kitchen area.

7 car parking spaces are available.

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ACCOMMODATION:

All areas are approximate and net internal:

Total area:.....1,869sq ft.....(173.64 sq m)

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TERMS:

A new lease will be granted, on terms to be agreed.

The freehold interest for both the ground and first floor is also available to purchase for offers in the region of £850,000, subject to the lease of the ground floor. The ground floor is let to Xeinadin South East Ltd from 17th July 2026 until 31st December 2029 with an income of £33,840. The lease is excluded from the Landlord and Tenant Act 1954. 7 parking spaces are included in the lease.

RENT:

£20.00 per sq ft. per annum, exclusive.

SERVICE CHARGE:

An estate service charge is payable by the occupier to contribute towards maintenance and upkeep of the common parts of the estate.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: First Floor Offices and Premises

Rateable Value: (2026): £27,000

UBR (2026-27) in £: 43.2p

Please note that interested parties are advised to make their own enquiries of Swale Borough Council Rates Department (01795 417850) to check the business rates payable.

EPC:

The Energy Performance Asset Rating for this property is The Energy Performance Asset Rating for this property is Band B (49).

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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