

TO LET

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

MODERN FIRST FLOOR AIR CONDITIONED OFFICE SPACE
WITH 20 CAR PARKING SPACES
3,522 Sq Ft (327.19 Sq M)

- Raised, carpeted flooring with recessed floor boxes
- Air conditioning
- Suspended ceilings incorporating fluorescent lighting
- Male, female & disabled WC facilities
- 20 allocated car parking spaces + EV charging
- <https://what3words.com/earlobe.renderers.crackling>



01634 668000

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



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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 1.5 miles to the south. Central London is approximately 37 miles away and the location provides excellent access across the UK and into Europe via the Channel Tunnel and ferry ports.

Travel Distances

J5 M2/A249 - 1.5 miles

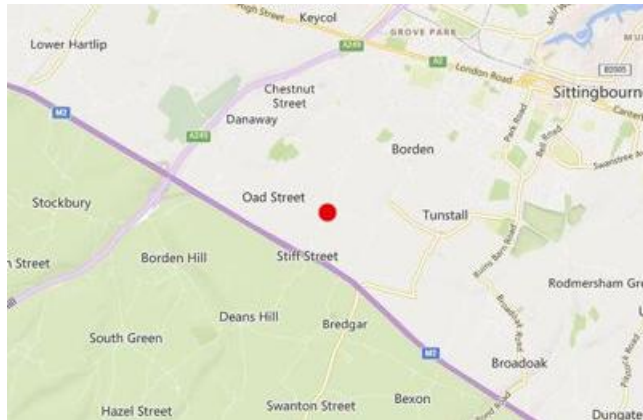
Sittingbourne - 2.0 miles

Sittingbourne HS1 Train Station - 2.2 miles

J2 M25 - 21 miles

Central London - 37 miles

Gatwick Airport - 40 miles



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
- * Air conditioning
- * Solar panels
- * Male, female & disabled WC facilities
- * 20 car parking spaces
- * EV charging
- * EPC A+
- * Easy access to A249 & M2

Accommodation

Net internal floor areas:-

	Sq Ft	Sq M
First Floor South Wing	3,522	327.19
TOTAL	3,522	327.19

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 pax

VAT

The property is elected for VAT.

Service Charge

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

Service Charge

£10,345 per annum exclusive

Business Rates

Rateable Value £44,250

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

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

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment only via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Tel: 01634 668000

Richard Turnill

07764 476915

richardturnill@watsonday.com

Ciaran Dewar

07523 171307

ciarandewar@watsonday.com



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