



INCLUSIVE RENT

Offices Britannia Estate

New Road, Sheerness, ME12 1NB

**Refurbished office suites
available on flexible lease
terms**

87 to 2,514 sq ft

(8.08 to 233.56 sq m)

- LED Lighting
- 24/7 Hour access
- Structured cabling to each suite
- Teapoint facilities
- Male & Female WC's

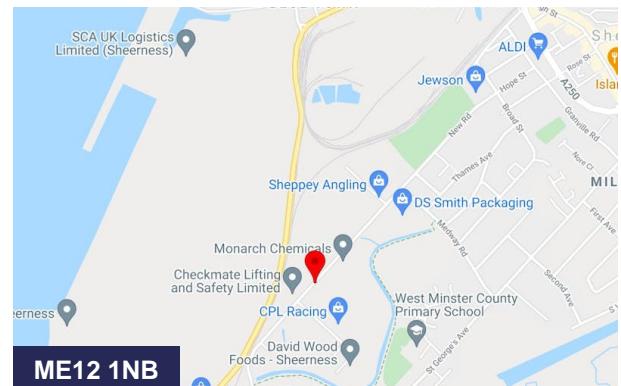
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Summary

Available Size	87 to 2,514 sq ft
Rent	All inclusive rent, payable monthly in advance.
Business Rates	The tenant is responsible for paying business rates direct to the local authority. NB: 100% relief is available to qualifying small businesses on these offices. Interested parties should make their own enquiries with Shepway Council.
EPC Rating	E (114)

Location

The property is situated on New Road less than 1 mile south west of Sheerness town center, providing retail, banking and other amenities. Sheerness Railway station is within walking distance providing services to London via Sittingbourne. Sheerness is situated on the Isle of Sheppey accessed via the A229 with the M2 junction 5 within 10.5 miles and M20 junction 7 within 16.5 miles to the southwest.



Accommodation

Floor/Unit	Description	sq ft	sq m	Rent
Ground	Suite 2	103	9.57	£172 /month
Ground	Suite 4	387	35.95	£581 /month
Ground	Suite 5	912	84.73	£1,368 /month
1st	Suite 6	378	35.12	£567 /month
1st	Suite 7	87	8.08	£145 /month
1st	Suite 12	143	13.29	£239 /month
1st	Suite 13	184	17.09	£307 /month
1st	Suite 14	320	29.73	£480 /month

Terms

New flexible leases(s) internal repairing only. Rent payable monthly in advance, plus VAT.

Inclusive of:

- External and Common parts maintenance and cleaning
- Buildings Insurance
- Fire Alarm maintenance and testing
- Electricity and water supplies
- Refuse collection

Not included:

- Telephone / Broadband
- Business Rates



Viewing & Further Information



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