



Office

TO LET

Offices Britannia Estate

New Road, Sheerness, Kent ME12 1NB

Refurbished office suites available on flexible lease terms

Size 87 to 3,308 sq ft (8.08 to 307.32 sq m)

Inclusive Rent

Key Points

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

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 Sheppy 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

The suites are available separately or together as follows:

Ground Floor	Sq ft	Rent pcm	1st Floor	Sq ft	Rent pcm
Suite 1	502	LET	Suite 6	378	£473.00
Suite 2	103	£130.00	Suite 7	87	£109.00
Suite 3	103	LET	Suite 8	508	£635.00
Suite 4	387	LET	Suite 9	130	£163.00
Suite 5	153	£192.00	Suite 10	152	£190.00
			Suite 11	159	£199.00
			Suite 12	143	£179.00
			Suite 13	184	£230.00
			Suite 14	320	LET

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

EPC

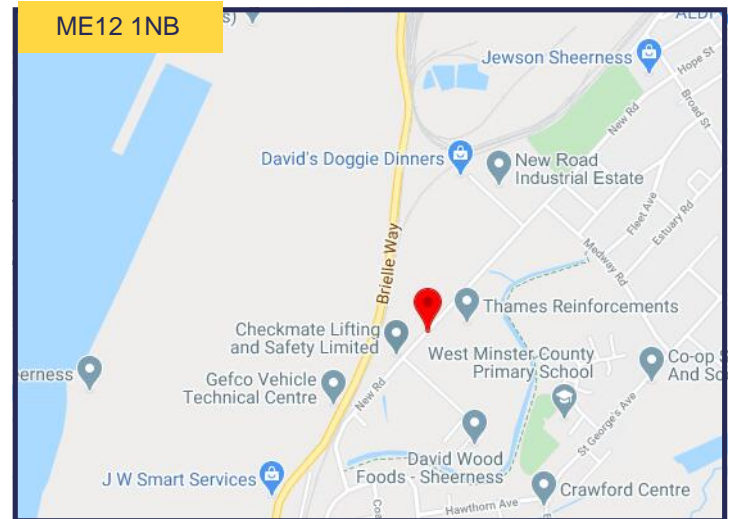
This property has been graded as E (114).

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 and interested parties should make their own enquiries with Shepway Council.

Legal Costs

Each party to bear its own costs.



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