



## OFFICE BUILDING WITH CHARACTER AND CAR PARKING

**1,200 sq ft (111.4 sq m) Offices**  
**Plus 315 sq ft (29.3 sq m) Ancillary**

**TO LET**

**STAPLEHURST LODGE, B3 STAPLEHURST LODGE INDUSTRIAL  
ESTATE, STAPLEHURST ROAD, SITTINGBOURNE ME10 1XP**

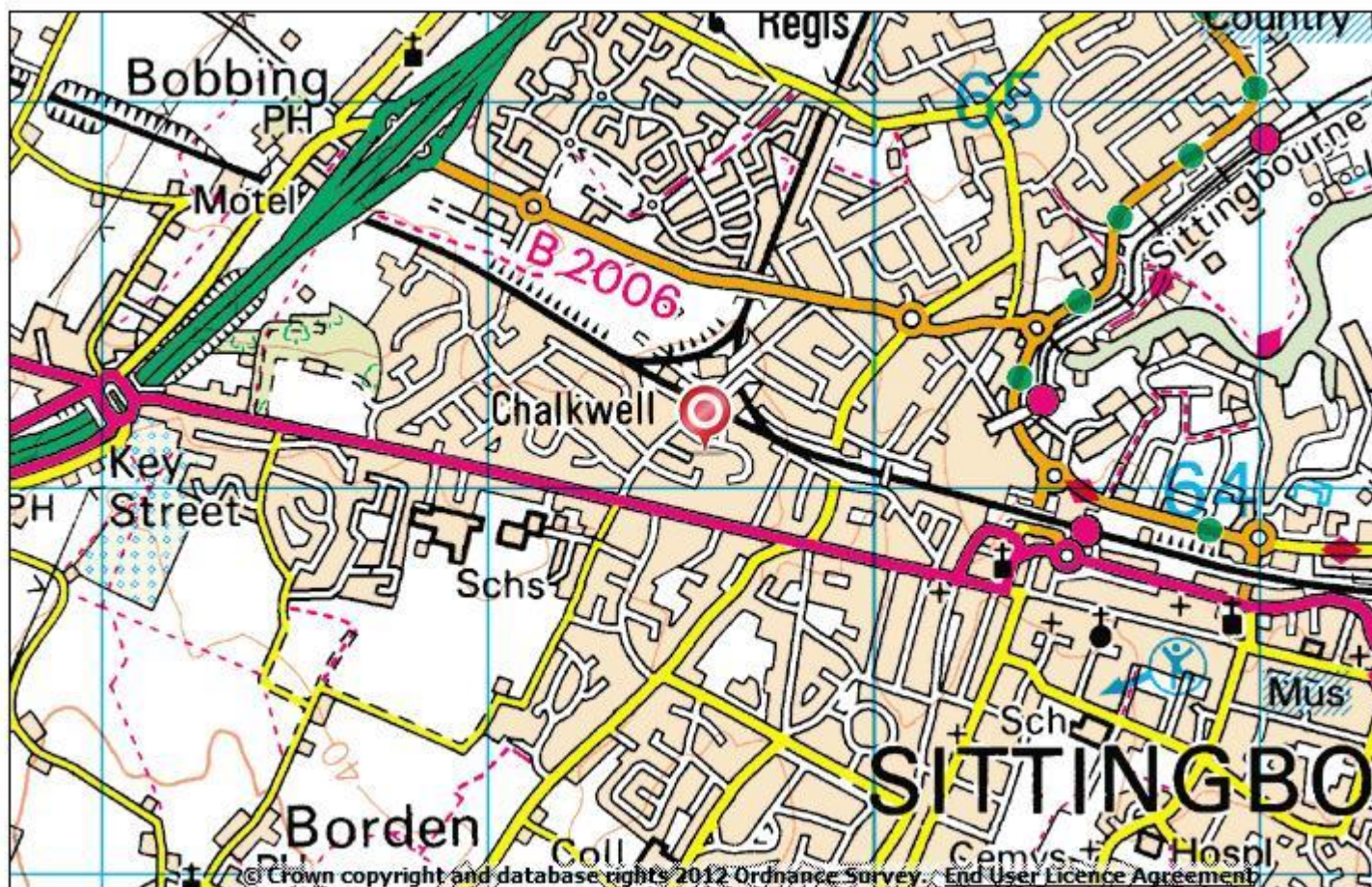
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## LOCATION:

This is a distinctive period style office building situated on a small private business estate on Staplehurst Road. It is conveniently located between the town centre with mainline railway station (approx. one mile to the east) and the A249 (approx. one mile to the west) leading to Jct. 5 M2 (approx. 3.3 miles to the south west).



## DESCRIPTION:

The premises comprise a detached 2 storey mock-Tudor style office building with a large Gentlemen's Club style entrance hall/reception area, and offices on ground and first floor.

Ground floor and first floor kitchen and WCs.

Storage.

Central heating.

Up to 16 car spaces.

## ACCOMMODATION:

The area is net internal and approximate.

### Ground Floor

Entrance porch

Entrance hall/Reception: 161 sq ft (14.9 sq m)

Waiting room/Office: 113 sq ft (10.5 sq m)

Board room/Meeting room: 264 sq ft (24.5 sq m)

Store room 1: 97 sq ft (9.0 sq m)

Store room 2: 99 sq ft (9.2 sq m)

Kitchen: 78 sq ft (7.3 sq m)

WC

**First Floor**

Office 1:	200 sq ft	(18.6 sq m)
Office 2:	157 sq ft	(14.6 sq m)
Office 3:	157 sq ft	(14.6 sq m)
Office 4:	148 sq ft	(13.7 sq m)
Kitchen:	41 sq ft	(3.8 sq m)

WC

Car spaces: Up to 16

**TERMS:**

To let on a new lease for a term to be agreed on tenant's full repairing and insuring terms.

**RENT:**

£14,000 per annum exclusive payable quarterly in advance.

**VAT:**

VAT is not payable in addition to the rent.

**SERVICE CHARGE:**

A modest service charge may be levied to cover expenditure on the common areas such as the estate roads. This occurs on an as and when basis with all the occupiers of the estate sharing the costs.

**LEGAL COSTS:**

Ingoing tenant to be responsible for both parties legal costs.

**PLANNING & BUILDING REGULATIONS:**

The use is Offices (Use Class E). Other uses may require planning consent.

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 purchase or letting.

**BUSINESS RATES:**

Description:	Offices and Premises
Rateable Value:	£10,750
UBR in £:	49.9p
Rates Payable:	Potentially nil. If this is the occupiers only property then there is currently full Business Rate Relief. If applicant doesn't qualify for full relief then the Rates Payable will be £5,364.25

Potential tenants are advised to check with the Local Rating Authority, Swale Borough Council 01795 417454, ndr@swale.gov.uk, for the actual business rates payable.

**EPC:**

The Energy Performance Asset Rating for this property is E (107)  
The EPC for this property can be downloaded from Harrisons website.

[www.harrisons.property](http://www.harrisons.property)



## VIEWING:

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Ref: 21/06/22 / SP / 622

Please note that all photographs in these details are archive photographs taken three years ago as the current tenant is involved with confidential social services.



**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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