

8 CHAPEL PARK, STADIUM WAY, SITTINGBOURNE, KENT ME10 3RW



Library photos

**MODERN LIGHT
INDUSTRIAL/WAREHOUSE UNIT
2,037 SQ. FT. (189.2 M²)
PLUS MEZZANINE 1,022 SQ. FT. (94.9 M²)
FOR SALE**

LOCATION

- A good location just off Castle Road, Eurolink
- Fast access via B2005 to the A249
- Junction 5, M2 – 6 miles
- Junction 7, M20 – 12 miles
- Access to Sheerness Ports – 6.5 miles
- Sittingbourne town centre and railway station – 1 mile to the west

DESCRIPTION

The unit comprises a mid terraced light industrial/warehouse unit. Salient features:-

- Sectional goods loading door
- Approx. 4.8 metre eaves height
- Separate personnel door
- Mezzanine floor with office area/WC
- Car parking immediately to the front

ACCOMMODATION

Approx. gross internal areas are as follows:-

Ground Floor

Production/warehouse 2,037 sq. ft. (189.2 m²)

First Floor

Mezzanine storage/office 1,022 sq. ft. (94.9 m²)

Exterior

Dedicated car parking & goods loading immediately to the front.

PURCHASE PRICE

£290,000 for the freehold interest.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

LOCATION PLAN



VAT

We are advised the sale will not attract VAT.

PLANNING

There is scope to extend to the rear, subject to planning consent. Pre application advice is available for inspection.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £12,750.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (98) and expires on 20.01.2024. An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

Kevin Dempster

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) **All rents, prices or other charges given are exclusive of VAT;**
- 2) **Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;**
- 3) **These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;**
- 4) **No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property**



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