

60 TRINITY TRADING ESTATE, MILL WAY, SITTINGBOURNE, KENT ME10 2PD



**PROMINENT TRADE COUNTER/WAREHOUSE
ADJACENT TO ASDA
3,856 SQ. FT. (358.2 M²)**

TO LET

LOCATION

The property is situated on the Trinity Trading Estate fronting Mill Way the main spine road linking the substantial residential developments of Church Milton and Kemsley with Sittingbourne town centre. Access to the M2 and M20 motorways is via the A249 carriageway and link roads, thereafter leading to the M25, Dartford Crossing and Channel Ports. Sittingbourne town centre and its mainline railway station are to the south as is the main A2 trunk road. This is a highly visible unit adjacent to Dulux, F1 Autocentres and Asda. Other occupiers include **Tile Magic, Nationwide Tyres, Mr Clutch, Screwfix, Magnet, Toolstation, CEF, CPS and Howden.**

DESCRIPTION

Prominent mid terraced trade counter/warehouse unit. Salient features include:-

- Fully refurbished in 2015
- Curtain wall glazed entrance
- Sectional goods loading door
- 7.6 m eaves height
- Mains services
- Goods lorry access
- Generous parking

ACCOMMODATION (approximate gross internal)

Ground Floor

Warehouse 3,856 sq. ft. (358.2 m²)

TERMS

The property is available to let on new lease for a term to be agreed on a full and repairing and insuring basis.

RENT

£42,500 per annum exclusive.

LOCATION PLAN



SERVICE CHARGE

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

BUSINESS RATES

According to the Valuation Office Agency website the Rateable Value is £29,500 in the 2017 Rating List.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (68). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

Kevin Dempster

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

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