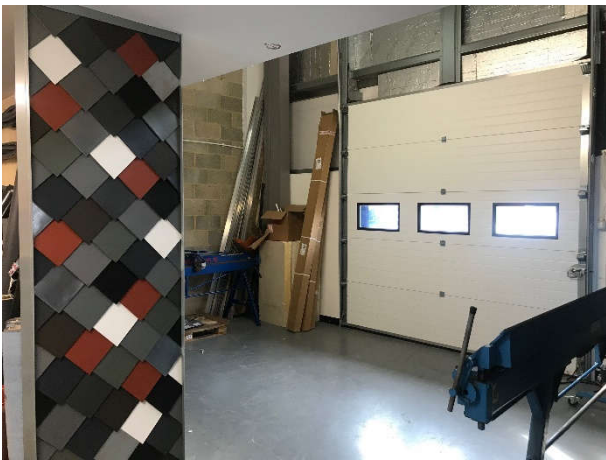




2 GLENMORE BUSINESS PARK, CASTLE ROAD, EUROLINK, SITTINGBOURNE, KENT ME10 3FX



**NEWLY BUILT
INDUSTRIAL/WAREHOUSE UNIT
1,107 SQ. FT. (103 M²)
TO LET (MAY SELL)**



**01634 668000
watsonday.com**

LOCATION

The unit is located within the newly developed Glenmore Business Park, in a very prominent position on Castle Road. This is an established industrial location and offers good road access to the M2/M20 motorway via the A2/A249 and thereafter leading to the M26, M25 and Dartford Crossing. Eurolink is a modern business park with around 2 million sq. ft. of accommodation. There is direct access to the A249 dual carriageway via the Northern Relief Road/Kemsley. The A249 in turn connects with Junction 5 of the M2 (6 miles) and Junction 7 of the M20 (12 miles). All the usual facilities including a retail park, Morrisons supermarket and mainline railway station are located in Sittingbourne town centre.

DESCRIPTION

The unit is contained within a terrace of 5 units. Salient features as follows:-

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional roller shutter loading door
- High quality trapezoidal cladding systems to roof and walls
- 10% daylight roof panels
- Fitted first floor offices
- Additional security
- 2 allocated parking spaces

ACCOMMODATION

The property has the following gross internal area:-

Ground Floor	741 sq. ft.	(69 m ²)
First Floor Office	366 sq. ft.	(34 m ²)
Total	1,107 sq. ft.	(103 m ²)

2 allocated car parking spaces

TERMS

The property is available to let on a new lease for a term to be agreed.

RENT

£15,000 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

The property is assessed for business rate purposes as follows:-

Workshop & Premises Rateable Value £9,500

Note – small business relief may be available. Interested parties are advised to contact Swale Borough Council Council on 01795 424341 in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (70). An Energy Performance Certificate is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

kevindempster@watsonday.com

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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