



1-4 CHAPEL PARK, STADIUM WAY, SITTINGBOURNE, KENT ME10 3RW



**REFURBISHED
INDUSTRIAL/WAREHOUSE UNITS
FROM 2,038 – 8,184 SQ. FT.
(189.3 - 760.2 M²)**

TO LET



01634 668000
watsonday.com

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

- Refurbished
- 4 adjoining bays capable of sub-division to provide 4 individual units or 2 doubles etc.
- Approx. 4.5 m eaves
- Constructed in approx. 1988
- Allocated car parking

ACCOMMODATION

The approximate gross internal areas are as follows:-

UNIT	AREA (SQ. FT)	RENTAL (PA)	AVAILABILITY
1	2,042	£18,000	To Let
2/3	4,104	£36,000	To Let
4	2,038	£18,000	To Let
Total	8,184	£72,000	To Let

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

VAT

The property has been elected for VAT and therefore VAT will be payable on rent and all other costs.

PLANNING

The premises have been used for many years for light industrial purposes.

LOCATION PLAN



BUSINESS RATES

Units to be assessed following refurbishment.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (82). 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



01634 668000