

D5 TRINITY TRADING ESTATE, MILL WAY, SITTINGBOURNE, KENT ME10 2PD



**PROMINENT TRADE COUNTER/WAREHOUSE
DIRECTLY OPPOSITE ASDA
2,919 SQ. FT. (271.18 M²)**

TO LET

LOCATION

Unit D5 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 new 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 opposite Asda with adjoining occupiers including **Tile Magic, Nationwide Tyres, Mr Clutch, Screwfix, Magnet and Toolstation.**

DESCRIPTION

Prominent terraced unit of steel portal frame construction with brick/profile cladding. Salient features include:-

- Trade counter/warehouse
- Refurbished
- 4.6 m minimum eaves
- 3 phase power
- Concertina loading door
- Kitchen & WC facilities
- 4 car parking spaces (plus estate parking)

ACCOMMODATION (approximate gross internal)

Ground Floor

Warehouse 2,919 sq. ft. (271.18 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

£33,000 per annum exclusive.



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 £23,750 in the 2017 Rating List.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (74). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

Kevin Dempster

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GERALD EVE

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IMPORTANT NOTICE:

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