

**11A DOLPHIN PARK, CREMERS ROAD,
EUROLINK, SITTINGBOURNE, KENT ME10 3HB**



**TO BE REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES
5,222 SQ. FT. (485 M²)
ADJACENT YARD APPROX. 2,500 SQ. FT. (232 M²)

TO LET**



**01634 668000
watsonday.com**

LOCATION

Dolphin Park is situated within the Eurolink Industrial Park north east of Sittingbourne town centre with its railway station and facilities. Dolphin Park is approximately 5 miles from Junction 5, M2 via the A249 dual carriageway. Adjoining occupiers include Carousel Logistics, Floplast, RTC, Powakaddy, UK Mail, Colombier UK and Maco UK. There is direct access via Castle Road to the Sittingbourne Northern Relief Road linking with the Grovehurst Junction of the A249. From here there is access to Junction 5, M2, Junction 7, M20 together with the Medway towns and Maidstone areas.

DESCRIPTION

The premises comprise the end bay of a terrace of five industrial/warehouse units. Salient features include:-

- Ground floor warehouse with high level lighting
- Access via large roller shutter goods door
- Ground floor reception office
- Male and female WCs
- Large open plan office to the first floor
- Secure yard to the right of the unit
- Parking immediately in front of the unit and to the side

ACCOMMODATION (approximate gross internal)

<u>Ground Floor</u>		
Warehouse/office	4,650 sq. ft.	(432 m ²)
<u>First Floor</u>		
Office	572 sq. ft.	(53 m ²)
Total	5,222 sq. ft.	(485 m²)

Adjacent self-contained gated and fenced yard approx. 2,500 sq. ft.

TERMS

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

LOCATION PLAN



RENT

£35,000 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

To be re-assessed.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate has been commissioned.

VIEWING

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

Kevin Dempster

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

IMPORTANT NOTICE:

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
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