

UNIT 3 SAXON SHORE BUSINESS PARK, CASTLE ROAD, EUROLINK, SITTINGBOURNE, KENT ME10 3EU



**INDUSTRIAL/WAREHOUSE/TRADE UNIT
2,526 SQ. FT. (234.7 M²)
PLUS FIRST FLOOR MEZZANINE
864 SQ. FT. (80.3 M²)**

TO LET

LOCATION

- A good location fronting 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

The unit comprises an industrial/warehouse unit built in 2012. Salient features:-

- Modern profile cladding
- Double glazed windows and doors
- 6 metre eaves height (5.5 to haunch)
- Loading door
- First floor storage area
- Disabled WC
- Mains services
- Allocated car parking

ACCOMMODATION

Ground Floor	2,526 sq. ft.	(234.7 m ²)
First Floor	864 sq. ft.	(80.3 m ²)
Total	3,390 sq. ft.	(315.0 m²)

LEASE

A new full repairing and insuring lease is available for a term to be agreed at a rental of **£26,000** per annum.

VAT

We are advised by our client that the property is elected for VAT and therefore VAT will be payable.

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

We understand that the current entry in the Rating List 2017 for the property is:-

Rateable Value £14,000

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate has been commissioned.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

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;
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