



# 3/1C TRINITY TRADING ESTATE, TRIBUNE DRIVE, SITTINGBOURNE, KENT ME10 2PG



**MODERN END TERRACED  
INDUSTRIAL/WAREHOUSE UNIT  
3,251 SQ. FT. (302 M<sup>2</sup>)**

**TO LET**



**01634 668000**  
**watsonday.com**

## LOCATION

The unit is located on the popular Trinity Trading Estate and affords access to the M2 and M20 motorways 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.

## DESCRIPTION

Modern end of terraced industrial/warehouse unit of steel portal framed construction. Salient features include:-

- Full size up & over loading door
- Personnel access door
- Open plan warehouse space
- Approx. 6 metre eaves height
- Male & female WCs
- Allocated car parking
- Goods loading area
- Adjacent to Hire Station and close to Travis Perkins

## ACCOMMODATION (approximate gross internal)

### Ground Floor

Warehouse	3,251 sq. ft.	(302 m <sup>2</sup> )
-----------	---------------	-----------------------

## 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

£29,250 per annum exclusive.

## VAT

We understand the property is elected for VAT and therefore VAT will be payable on rent and all other costs.

## 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

According to the Valuation Office Agency website the Rateable Value is £20,000 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 sole agents:-

### **WATSON DAY CHARTERED SURVEYORS**

**01634 668000**

**Kevin Dempster**

**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**