



B2 SMEED DEAN CENTRE, CASTLE ROAD, EUROLINK, SITTINGBOURNE, KENT ME10 3EQ



**SELF-CONTAINED
OFFICE/BUSINESS UNIT
359 SQ. FT. (33.6 M²)

TO LET**



01634 668000
watsonday.com

LOCATION

The unit is located within the Smeed Dean Centre, in a very prominent position at the junction of Eurolink Way with Castle Road. This is an established industrial location and offers good road access to the M2/M20 motorway via the A2/A249 and thereafter leading to the M26, M25 and Dartford Crossing. Eurolink is a modern business park with around 2 million sq. ft. of accommodation and Smeed Dean enjoys visibility to both Eurolink Way and Castle Road. There is direct access to the A249 dual carriageway via the northern Rushenden Road/Kemsley. The A249 in turn connects with Junction 5 of the M2 (6 miles) and Junction 7 of the M20 (12 miles).

DESCRIPTION

The unit is contained within a terrace of 7 units. Salient features as follows:-

- Suitable for use as offices, storage or studio workshop
- Double glazed entrance door & front window
- WC facilities
- Allocated car parking

ACCOMMODATION

The property has the following gross internal area:-

Ground 359 sq. ft. (33.6 m²)

Allocated car parking

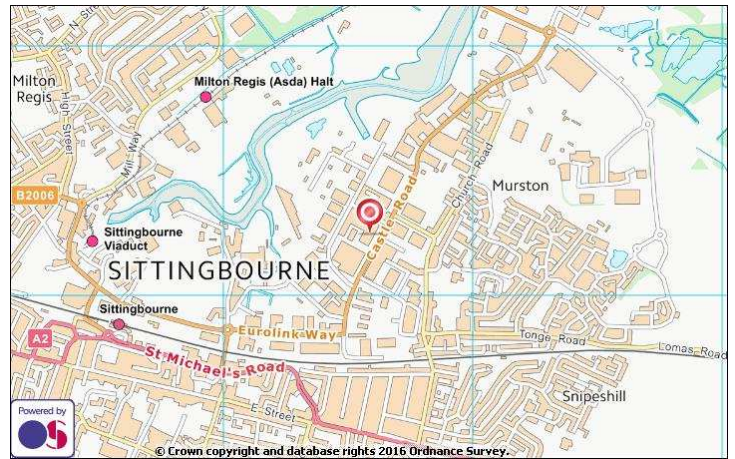
LEASE

The property is available to let on a new lease for a term to be agreed.

RENT

£5,950 per annum exclusive. The rent is inclusive of service charge but exclusive of insurance, business rates and VAT.

LOCATION PLAN



SERVICE CHARGE

Included in the rent.

BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Workshop & Premises Rateable Value £4,750

Note – small business relief may be available. Interested parties are advised to contact Swale Borough Council Council on 01795 424341 in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (74) and is valid until 07/10/2030. An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
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;
- 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



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