

# TO LET (MAY SELL)

2 & 3 CASTLEACRES INDUSTRIAL PARK, CASTLE ROAD,  
SITTINGBOURNE, KENT, ME10 3RZ

INDUSTRIAL/WAREHOUSE UNITS  
+ FIRST FLOOR STORAGE/OFFICE MEZZANINES  
1,377 - 2,754 Sq Ft (127.92 - 255.85 Sq M)

- Full size loading doors
- Ground floor warehouse/workshops
- 3 phase power
- First floor storage mezzanines
- Allocated car parking & goods loading facilities
- <https://what3words.com/winks.detail.scope>

01634 668000

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

**WATSON DAY**  
CHARTERED SURVEYORS

## 2 & 3 CASTLEACRES INDUSTRIAL PARK, CASTLE ROAD, SITTINGBOURNE, KENT, ME10 3RZ

### Location

The premises occupy a prominent position accessed via Castle Road, the main spine road within the Eurolink Business Park. From Castle Road there is direct access via the Staplehurst Link Road to the A249 dual carriageway linking with Junction 5, M2 and beyond this Junction 7, M20. There is excellent access to the Channel Ports and Eurotunnel and also London, the M25 and the remainder of the national motorway network. Sheerness Docks with its deep water facilities is a short distance to the north via the A249.



### Description

Two adjoining terraced industrial/warehouse units. Salient features:-

- \* Steel portal framed warehouses
- \* Full size loading doors
- \* Ground floor warehouse/workshops
- \* 3 phase power with capacity for more electrical devices to be added
- \* WCs
- \* First floor storage mezzanines
- \* Allocated car parking and goods loading facilities
- \* Ability to form a new door opening combining both units or available individually

### Accommodation

Gross internal areas are as follows:-

	Sq Ft	Sq M
Unit 2 Ground Floor Warehouse/Workshop	1,377	127.92
Unit 2 - First Floor Mezzanine Storage	1,395	129.6
Unit 3 - Ground Floor Warehouse/Workshop	1,377	127.92
Unit 3 - First Floor Mezzanine Storage	760	70.6
Unit 3 - First Floor Office	273	25.36

### Terms

A new full repairing and insuring lease is available on flexible terms.

### Rent

Unit 2	£20,000 per annum exclusive
Unit 3	£20,000 per annum exclusive
Units 2 & 3	£40,000 per annum exclusive

### Price

On Application

### VAT

The property is not elected for VAT.

### Anti-Money Laundering

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

### Business Rates

Unit 2 - Rateable Value £19,000  
Unit 3 - Rateable Value £21,000

### Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

### Energy Performance Certificate

Unit 2 - Band C (74). Valid until 22/03/2029.  
Unit 3 - Band E (102). Valid until 22/03/2029.

### Legal Costs

Each party to bear their own legal costs

### Viewing

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS  
Tel: 01634 668000

**Kevin Dempster MRICS**  
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