

Precision Park



View 2

10-07-2019

**PRELIMINARY DETAILS  
PROPOSED NEW LIGHT INDUSTRIAL/WAREHOUSE UNITS  
FOR SALE FREEHOLD OR TO LET**

**1,001 - 35,769 sq ft (92.99 - 3,322.94 sq m) FREEHOLD / LEASE**

**PRECISION 2 BUSINESS PARK, EUROLINK 4, SITTINGBOURNE,  
KENT ME10 3SU**

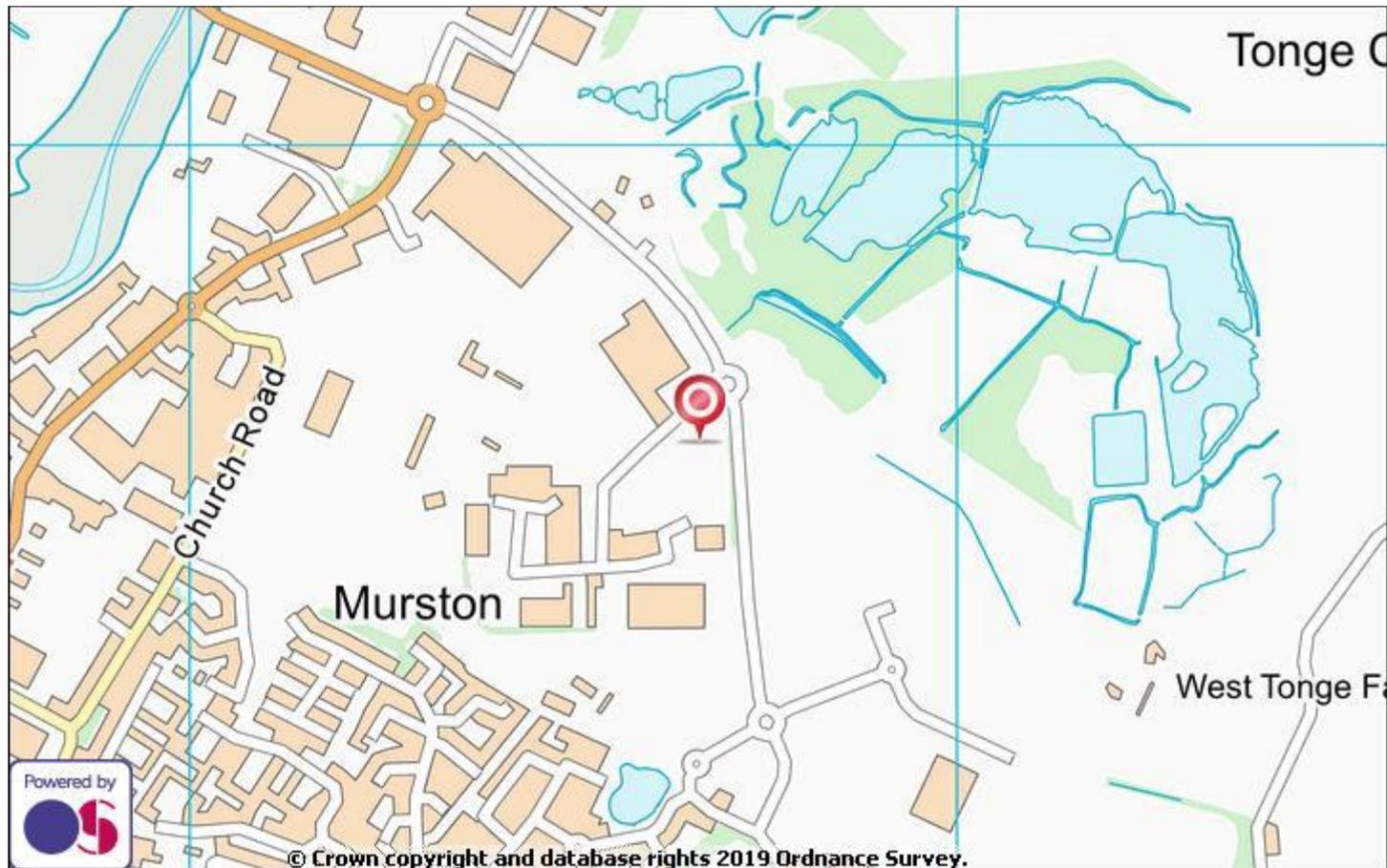
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

The proposed development is situated in a prominent location at the junction of Swale Way and Bingham Road on the highly successful Eurolink Business Park which has benefitted from the opening of the A249 distribution road providing direct access to the M2, M20, Sheerness Port and the national motorway network. Sittingbourne mainline train station and town centre is within 1 mile of the Estate.



## DESCRIPTION:

This proposed development follows on from the successful Precision 4 Business Park Estate and provides a new development of small units and will provide 20 units from approximately 1,001 sq ft - 6,728 sq ft. The units are to be constructed of a steel portal frame with insulated steel cladding and roofs, each benefitting from sliding sectional loading door and a separate personnel door. Each unit will have a maximum eaves height of 6.0 metres reducing to 5.5 metres to the front.

Each unit will have a car parking space and a mezzanine floor/offices can also be constructed as part of any individual negotiation.

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Maidstone Office: 6 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ  
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HARRISONS  
CHARTERED SURVEYORS

## ACCOMMODATION:

### Unit 1:

Ground Floor: 5,005 sq ft 465 sq m  
First Floor: 1,076 sq ft 100 sq m  
Mezzanine: 646 sq ft 60 sq m  
**TOTAL: 6,727 sq ft 625 sq m**

### Unit 2:

Ground Floor: 2,906 sq t 270 sq m  
First Floor: 1,453 sq ft 135 sq m  
**TOTAL: 4,359 sq ft 405 sq m** **UNDER OFFER**

### Unit 3:

Ground Floor: 2,906 sq t 270 sq m  
First Floor: 1,453 sq ft 135 sq m  
**TOTAL: 4,359 sq ft 405 sq m**

### Unit 4:

Ground Floor: 2,906 sq t 270 sq m  
First Floor: 1,453 sq ft 135 sq m  
**TOTAL: 4,359 sq ft 405 sq m**

### Unit 5:

Ground Floor: 2,562 sq ft 238 sq m  
First Floor: 1,281 sq ft 119 sq m  
**TOTAL: 3,843 sq ft 357 sq m**

### Unit 6:

Ground Floor: 1,399 sq ft 130 sq m  
First Floor: 700 sq ft 65 sq m  
**TOTAL: 2,099 sq ft 195 sq m**

### Unit 7:

Ground Floor: 1,259 sq ft 117 sq m  
First Floor: 624 sq ft 58 sq m  
**TOTAL: 1,883 sq ft 175 sq m**

### Unit 8:

Ground Floor: 1,259 sq ft 117 sq m  
First Floor: 624 sq ft 58 sq m  
**TOTAL: 1,883 sq ft 175 sq m**

### Unit 9:

Ground Floor: 1,259 sq ft 117 sq m  
First Floor: 624 sq ft 58 sq m  
**TOTAL: 1,883 sq ft 175 sq m**

### Unit 10:

Ground Floor: 1,259 sq ft 117 sq m  
First Floor: 624 sq ft 58 sq m  
**TOTAL: 1,883 sq ft 175 sq m**

### Unit 11:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 753 sq ft 70 sq m  
**TOTAL: 2,260 sq ft 210 sq m**

### Unit 12:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 753 sq ft 70 sq m  
**TOTAL: 2,260 sq ft 210 sq m**

### Unit 13:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 753 sq ft 70 sq m  
**TOTAL: 2,260 sq ft 210 sq m**

### Unit 14:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 753 sq ft 70 sq m  
**TOTAL: 2,260 sq ft 210 sq m**

### Unit 15:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 753 sq ft 70 sq m  
**TOTAL: 2,260 sq ft 210 sq m**

### Unit 16:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 753 sq ft 70 sq m  
**TOTAL: 2,260 sq ft 210 sq m**

### Unit 17:

Ground Floor: 1,001 sq ft 93 sq m  
First Floor: 495 sq ft 46 sq m  
**TOTAL: 1,496 sq ft 139 sq m**

### Unit 18:

Ground Floor: 1,001 sq ft 93 sq m  
First Floor: 495 sq ft 46 sq m  
**TOTAL: 1,496 sq ft 139 sq m**

### Unit 19:

Ground Floor: 1,001 sq ft 93 sq m  
First Floor: 495 sq ft 46 sq m  
**TOTAL: 1,496 sq ft 139 sq m**

### Unit 20:

Ground Floor: 1,001 sq ft 93 sq m  
First Floor: 495 sq ft 46 sq m  
**TOTAL: 1,496 sq ft 139 sq m**

## **TERMS:**

Each unit is for sale freehold. Consideration will also be given to lettings.

## **PRICE / RENT:**

Freehold £165 per sq ft

To Let : Rent upon application

## **LEGAL COSTS:**

Each party to be responsible for their own legal and other costs associated with the transaction.

## **PLANNING & BUILDING REGULATIONS:**

Planning has been applied for on this development.

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

## **BUSINESS RATES:**

Business rates to be assessed

## **EPC:**

The Energy Performance Asset Rating for this property is to be assessed.

## **VIEWING:**

Mr Jonathan Creek  
01634 265 900  
[jcreek@harrisons.property](mailto:jcreek@harrisons.property)

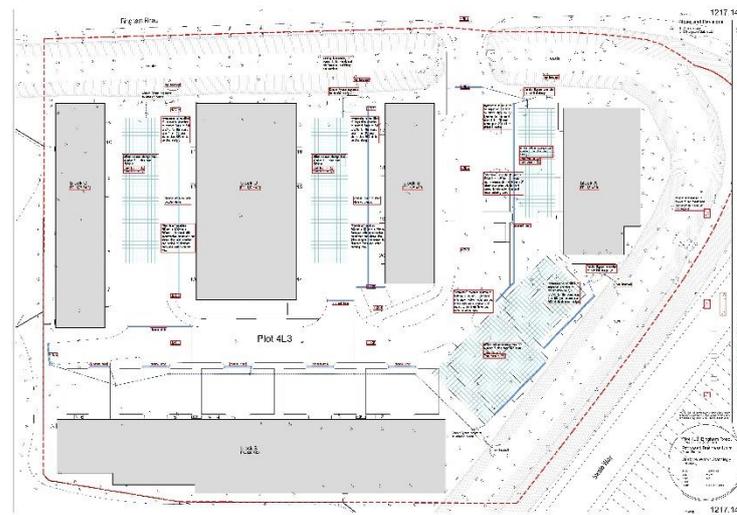
Ref: 31/07/19 / SP / 3249

**N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.**

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- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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