

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

**1-2 HEARD WAY, EUROLINK  
SITTINGBOURNE, KENT ME10 3SA**

**\* TO BE COMPREHENSIVELY REFURBISHED \***



**SELF-CONTAINED DETACHED INDUSTRIAL/WAREHOUSE UNIT  
WITH FIRST FLOOR OFFICES  
8,265 SQ. FT. (768 M<sup>2</sup>)**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

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

## LOCATION

Heard Way is located within the substantial Eurolink Business Park, the main business park/industrial estate within Sittingbourne. It offers good road access to the M2/M20 motorway via the A2/A249 and thereafter leading to the M26, M25 and Dartford Crossing. There is direct access to the A249 dual carriageway via the Northern Relief Road/Kemsley. The A249 in turn connects with Junction 5 of the M2 (6 miles) and Junction 7 of the M20 (12 miles). All the usual facilities including a retail park, Morrisons supermarket and mainline railway station are located in Sittingbourne town centre.

For location click line or copy & paste to your browser <https://what3words.com/ruler.lucky.tribe>

## DESCRIPTION

Self-contained detached industrial/warehouse unit of steel portal framed construction. Salient features as follows:-

- To be comprehensively refurbished
- Ground floor warehouse
- Two roller shutter doors
- Eaves height 5.6m
- First floor office
- WC
- Allocated parking

## ACCOMMODATION (GIA)

UNIT	FLOOR	SQ. FT.	M <sup>2</sup>	TOTAL
1-2	GF Warehouse	7,243	673	8,265
	FF Office	1,022	95	

## TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

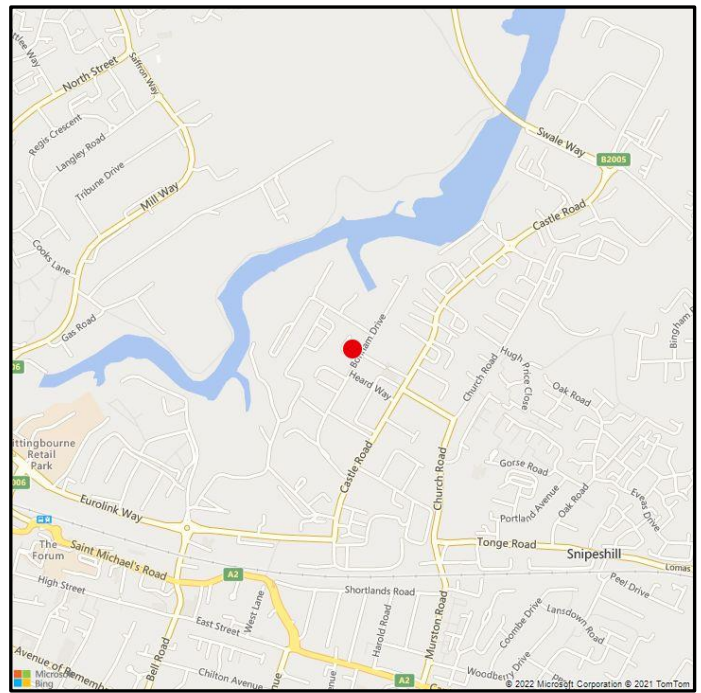
## RENT

£89,950 per annum exclusive.

## VAT

We understand 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

To be confirmed.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

To be reassessed following refurbishment.

## PLANNING

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

[kevindempster@watsonday.com](mailto:kevindempster@watsonday.com)

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

#### IMPORTANT NOTICE:

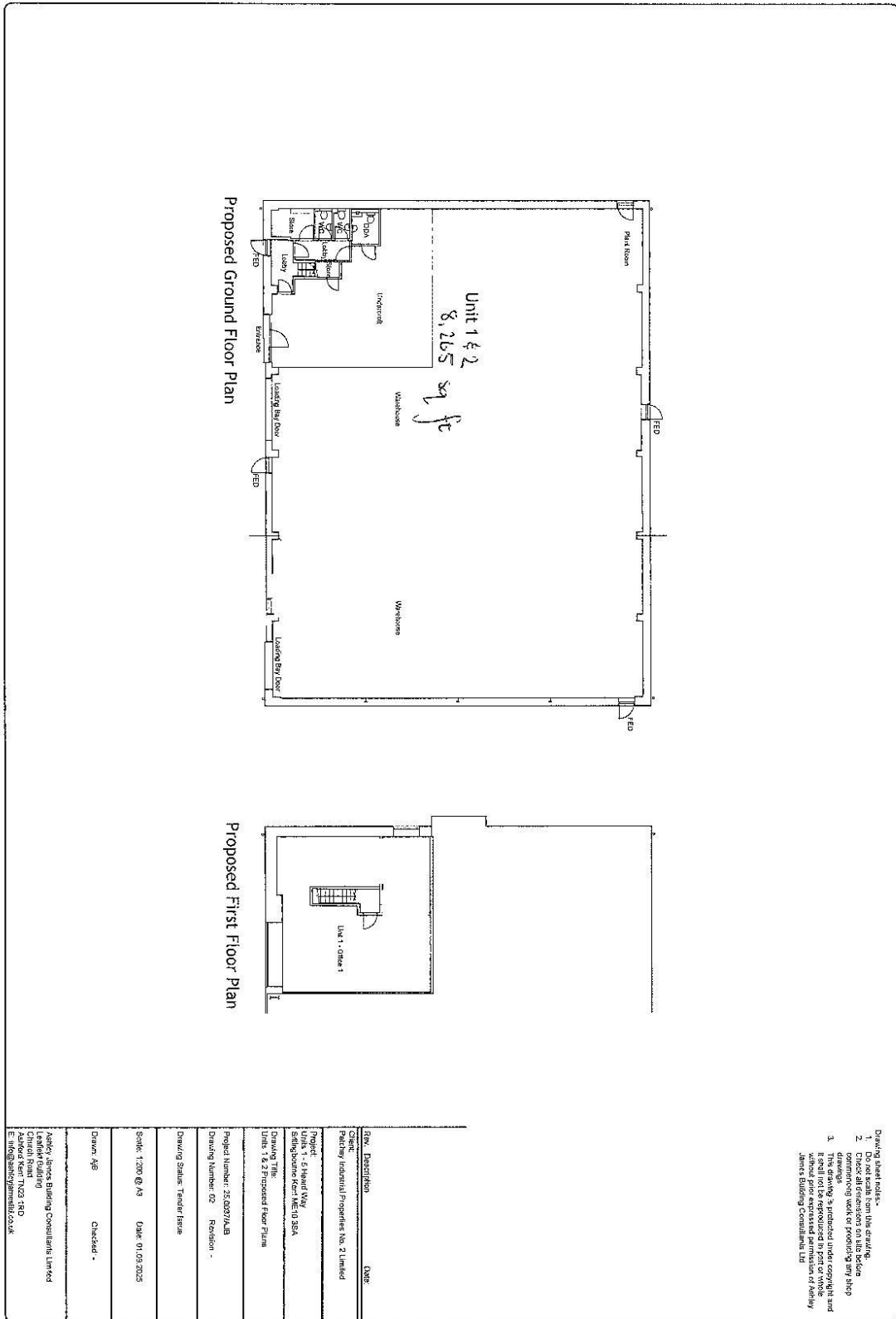
Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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**

# Proposed Floor Plan



## 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**