



INDUSTRIAL / WAREHOUSE PREMISES

TO LET



Key Benefits

- 2 shutter doors to rear
- Enclosed rear yard
- Internal clear height of 5.9m
- Apex of 9.21m
- Parking to front elevation
- Small ground floor office
- WC facilities
- To be refurbished

**UNIT 14A EUROLINK INDUSTRIAL ESTATE,
UPPER FIELD ROAD,
SITTINGBOURNE, KENT ME10 3UP**

13,953 sq ft (1,296 sq m)

For further information contact:

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UNIT 14A EUROLINK INDUSTRIAL ESTATE, UPPER FIELD ROAD, SITTINGBOURNE, KENT ME10 3UP

LOCATION

Eurolink Industrial Centre is situated within the Eurolink Industrial Park north east of Sittingbourne town centre. The premises are approximately 5 miles from Junction 5 of the M2 via the A249 dual carriageway and there is a direct route from the Grovehurst junction of the A249 via Swale Way and Castle Road to access the estate. The adjoining occupiers include Carousel Logistics, T&B Containers Ltd, Maco Door & Window Hardware, Colombier UK and KCS Group. Sittingbourne town centre provides all the usual town centre amenities including a railway station.

DESCRIPTION

The premises comprise a single bay end of terrace industrial / warehouse unit constructed around a steel portal frame with profile steel cladding above concrete panel walls. Parking is located off the central estate road to the front elevation which also provides access to the small ground floor office and there is a fenced enclosed yard to the rear with two roller shutter access doors for loading. The building benefits from a clear internal height of 5.9 m and together with a small ground floor office has 2 WCs accessed off the warehouse area.

ACCOMMODATION

The property is measured on a gross internal area basis the building offers the following accommodation:-

	FT ²	M ²
GF Warehouse & WC facilities	13,729	1,275.47
Ground Floor Office Area	224	20.81
TOTAL	13,953	1,296.28

TERMS

The property is available on a new lease for a term to be agreed based on a commencing rent of £97,500 per annum.

RATES

Under the 2017 Valuation List the property currently has a combined Rateable Value with Unit 13 at a figure of £190,000. Interested parties are advised to contact Swale Borough Council for further information on business rates payable but an estimate of rates payable for the subject unit can be provided on request.

SERVICE CHARGE

A service charge may be levied for the management of the estate and details can be provided upon request.

VAT

VAT will be payable on rents and other outgoings at the standard prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – C54



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Chartered Surveyors