

Precision Park



View 2

10-07-2019

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

**1,001 – 43,849 sq ft (92.99 – 4,073.57 sq m) FREEHOLD / LEASE**

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

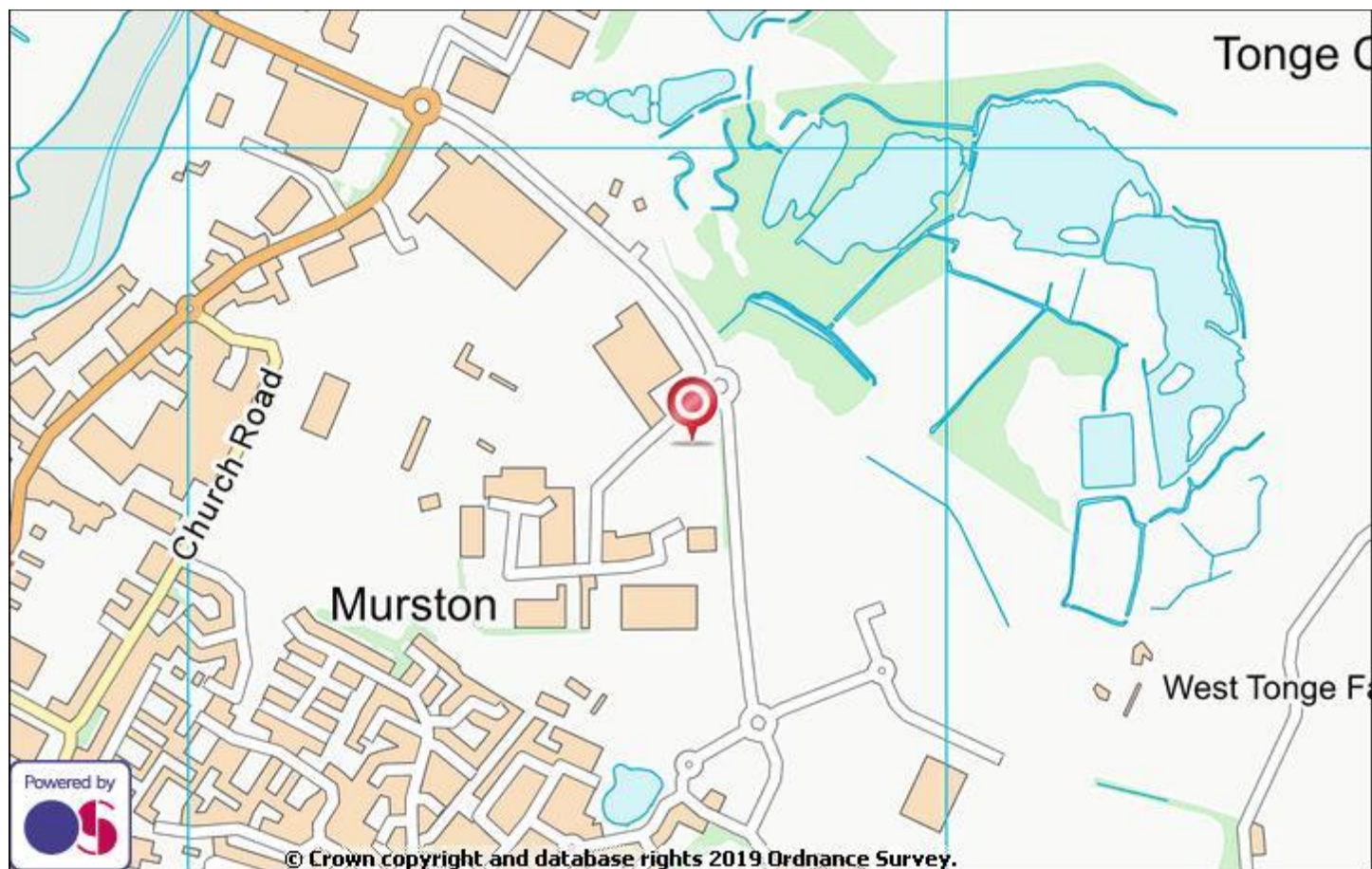
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## 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 if required.

Units sold freehold will be to shell specification to enable owners to fit out as required. Units available to let will have WC and kitchen facilities installed.

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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 ft 270 sq m  
First Floor: 872 sq ft 81 sq m  
**TOTAL: 3,778 sq ft 351 sq m**

### Unit 3:

Ground Floor: 2,906 sq ft 270 sq m  
First Floor: 872 sq ft 81 sq m  
**TOTAL: 3,778 sq ft 351 sq m**

### Unit 4:

Ground Floor: 2,906 sq ft 270 sq m  
First Floor: 872 sq ft 81 sq m  
**TOTAL: 3,778 sq ft 351 sq m**

### Unit 5:

Ground Floor: 2,562 sq ft 238 sq m  
First Floor: 769 sq ft 71 sq m  
**TOTAL: 3,331 sq ft 309 sq m**

### Unit 6:

Ground Floor: 1,399 sq ft 130 sq m  
First Floor: 420 sq ft 39 sq m  
**TOTAL: 1,819 sq ft 169 sq m**

### Unit 7:

Ground Floor: 1,259 sq ft 117 sq m  
**UNDER OFFER**

### Unit 8:

Ground Floor: 1,259 sq ft 117 sq m

### Unit 9:

Ground Floor: 1,259 sq ft 117 sq m

### Unit 10:

Ground Floor: 1,259 sq ft 117 sq m  
**UNDER OFFER**

### Unit 11:

Ground Floor: 1,507 sq ft 140 sq m  
**UNDER OFFER**

### Unit 12:

Ground Floor: 1,507 sq ft 140 sq m

### Unit 13:

Ground Floor: 1,507 sq ft 140 sq m  
**UNDER OFFER**

### Unit 14:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 452 sq ft 42 sq m  
**TOTAL: 1,959 sq ft 182 sq m**

### Unit 15:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 452 sq ft 42 sq m  
**TOTAL: 1,959 sq ft 182 sq m**

### Unit 16:

Ground Floor: 1,507 sq ft 140 sq m  
First Floor: 452 sq ft 42 sq m  
**TOTAL: 1,959 sq ft 182 sq m**

### Unit 17:

Ground Floor: 1,001 sq ft 93 sq m  
First Floor: 300 sq ft 28 sq m  
**TOTAL: 1,301 sq ft 121 sq m**

### Unit 18:

Ground Floor: 1,001 sq ft 93 sq m  
First Floor: 300 sq ft 28 sq m  
**TOTAL: 1,301 sq ft 121 sq m**

### Unit 19:

Ground Floor: 1,001 sq ft 93 sq m  
First Floor: 300 sq ft 28 sq m  
**TOTAL: 1,301 sq ft 121 sq m**

### Unit 20:

Ground Floor: 1,001 sq ft 93 sq m  
First Floor: 300 sq ft 28 sq m  
**TOTAL: 1,301 sq ft 121 sq m**



## **TERMS:**

Units 1 and 7-13 are for sale freehold.  
Units 2 -6 and 14-20 are to let.  
Consideration will be given to letting Unit 1.

Units to let only are highlighted on the plan

## **PRICE / RENT:**

Freehold £165 per sq ft

To Let : £12 per sq ft per annum exclusive

## **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:**

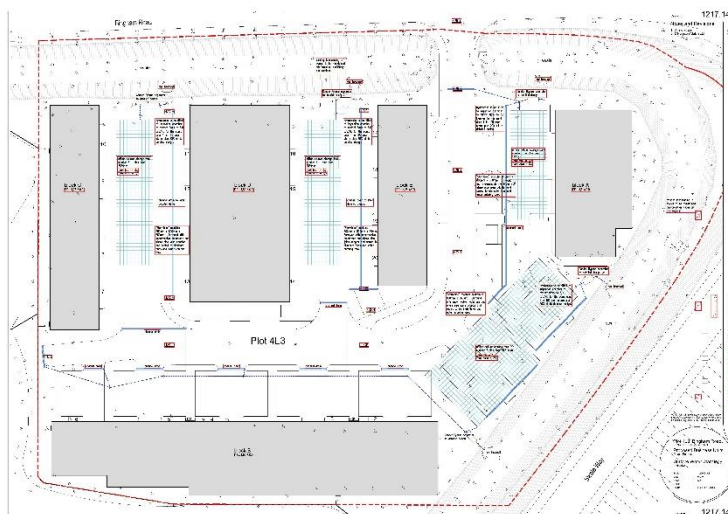
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Ref: 12/03/20 / SP / 3249

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

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- 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.
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- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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