



**EUROLINK BUSINESS PARK - PHASE 4  
PROMINENT DEVELOPMENT SITE  
DIRECTLY ADJOINING NEW NORTHERN RELIEF ROAD**

**3.5 Acres**

**FREEHOLD**

**PLOT 4L(3), PHASE 4 EUROLINK BUSINESS PARK, MANTLE CLOSE,  
OFF BINGHAM ROAD, SITTINGBOURNE, KENT ME10 3BW**

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## **LOCATION:**

The site is in a prominent position fronting the entrance to Phase 4, the most recent phase of the Eurolink Business Park. Eurolink is one of Kent's major business locations, with some 2 million sq.ft. of business accommodation over c.200 acres.

The plot directly adjoins the Northern Relief Road, which provides direct access to the A249 dual carriageway at the Grovehurst Junction, which in turn links with the M2 and M20 and, hence, the national motorway network. Longer term, the NRR is planned to connect in the other direction to the A2 at Bapchild.

## **DESCRIPTION:**

The plot forms part of the 26 acre Eurolink Phase 4 development, the majority of the other plots having been fully developed or reserved for specific projects.

The development that has been constructed to-date has been built to a high standard. Occupiers include Anglian, Allport, Plalite, Carillion and Drakes Plumbing.

Abbott Laboratories have just occupied a purpose built facility, with FloPlast having planning consent for a 60,000 sq.ft. distribution unit alongside their 12 acre manufacturing facility on Phase 3 of Eurolink.

## **ACCOMMODATION:**

The site extends to c. 3.5 acres (1.42 ha) gross area.

It is understood that the site is fully serviced, with services being generally available in Bingham Road, adjacent to Mantle Close.

## **TERMS:**

The plot is available freehold with vacant possession.

## **PRICE:**

On Application.

## **LEGAL COSTS:**

Each party to be responsible for their own legal costs in relation to the transaction.

## **PLANNING & BUILDING REGULATIONS:**

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

## BUSINESS RATES:

The site has not yet been assessed.

## EPC

This property does not require an EPC.

## VIEWING:

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