



LAST REMAINING INDUSTRIAL/WAREHOUSE UNIT

2,303 sq ft (213.95 sq m)

FREEHOLD FOR SALE

**UNIT 4, BLOCK A, BALLARD COURT, MILL WAY,
SITTINGBOURNE, KENT ME10 2PG**

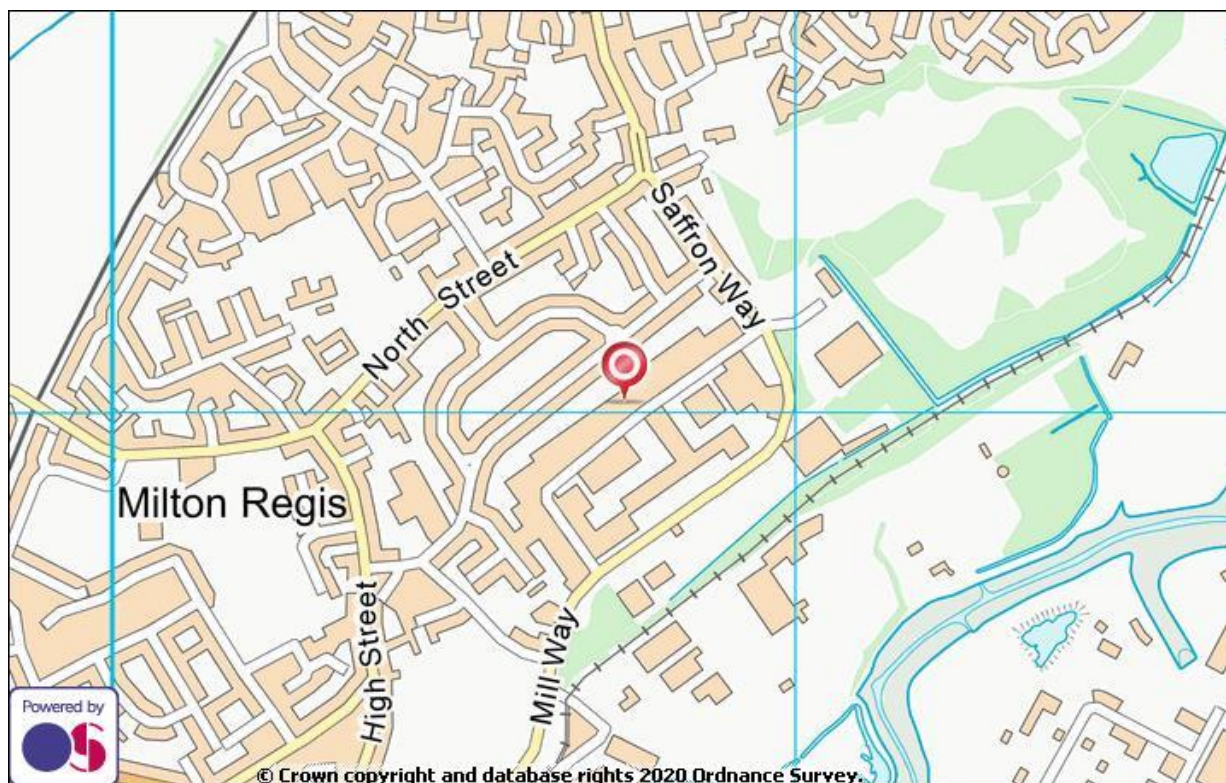
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LOCATION:

- The unit is the first in a row of four immediately beside the gate and is shown on the far right of the block on page 1.
- The premises are situated immediately to the north of the junction of the B2006 Mill Way and Cooks Lane at the south western end of the Trinity Trading Estate.
- The town centre is 0.8 mile and Sittingbourne station 0.7 mile to the south. The Milton Regis station is a short walk to the south east, as shown on the map.
- The A249 is 1.6 miles to the west.
- J5 of the M2 linking London to Dover and the Channel Ports is 4.5 miles away.
- This is a prominent location on a very busy road linking the town centre with the Trinity Trading Estate and the residential area beyond.



DESCRIPTION:

Block A Ballard Court comprises a terrace of four industrial/warehouse units constructed with a steel portal frame and clad with brick/block lower elevations with insulated profiled steel elevations and roof. Units 1-3 have been sold and only Unit 4 remains.

Internally it has a height of 20'6" (6.25m) to the underside of the haunch and 22' (6.825m) to the underside of the eaves.

The unit has a shutter door together with separate personnel access and two WCs.

Car parking: 5 spaces - see plan below.

Block A and B Ballard Court sit within a fenced and gated development.

ACCOMMODATION:

All areas are gross internal and approximate.

Unit 4: 2,303 sq ft (213.9 sq m) 5 car parking spaces

SERVICES:

Mains electricity, gas, water, drainage and telecoms.

TERMS:

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Unit 4: £305,000

A Management Company will be set up containing the freehold of the common areas and each unit owner will have a share.

VAT:

VAT is not payable in addition to the purchase price.

LEGAL COSTS:

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

PLANNING & BUILDING REGULATIONS:

The previous use was storage. It is planning Use Class B8 Warehouse.

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:

Description: Warehouse and Premises

Rateable Value: £15,750

UBR in £: 50.1p

Business rates payable: £7,890.75

Potential applicants are advised to check with the Local Rating Authority Swale Borough Council 01795 417454, ndr@swale.gov.uk, for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is Band D (82).

The EPC for this property can be downloaded from Harrisons website.

VIEWING:

Mr Jeremy Wilton

01634 265900

jwilton@harrisons.property

Ref: 03/03/20 / SP / 3413

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

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Medway Office: Oasis House, 3 Ambley Green, Gillingham Business Park, Gillingham ME8 0NJ
 info@harrisons.property | T: 01634 265900 | F: 01634 265930
 Maidstone Office 6 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ
 info@harrisons.property | T: 01622 692144 | F: 01622 692155

