



1 EUROLINK GATEWAY, CASTLE ROAD, SITTINGBOURNE, KENT ME10 3AG



**END OF TERRACE
MODERN INDUSTRIAL/WAREHOUSE UNIT**

12,279 SQ. FT. (1,140.72 M²)

TO LET (MAY SELL)

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Situated within the heart of the Eurolink Business Park, with direct frontage to Castle Road, is this mid terraced industrial unit. Eurolink is one of North Kent's largest development areas, and boasts a mixture of national, international and local businesses, with in excess of 2 million sq. ft. already constructed. Regular mainline trains from the town centre to London and the south coast are available at Sittingbourne station. Eurolink Gateway is located close to Sittingbourne Northern Relief Road which provides direct access to the A249. The A249 in turn connects with Junction 5, M2 (6 miles) and Junction 7, M20 (12 miles).

DESCRIPTION

- Modern unit built 2000
- 6.75 m eaves height
- Large rear goods service yard
- Electric goods shutter door
- 1st floor office
- Kitchen
- Separate personnel access at front
- Separate male & female WCs
- 30 car parking spaces

ACCOMMODATION

The approximate gross internal areas are as follows:-

Ground Floor

Warehouse/offices 9,750 sq. ft. (905.78 m²)

First Floor

Offices, kitchen & WC

Total 2,529 sq. ft. (234.94 m²)
12,279 sq. ft. (1,140.72 m²)

PURCHASE PRICE

Consideration may be given to a sale at £1.15 million for the long leasehold interest which is for a term of 999 years from 29th September 2005.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

LOCATION PLAN



TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£90,000 per annum exclusive.

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

According to the Valuation Office Agency website the Rateable Value is £TBC in the 2017 Rating List.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (73) and is valid until 17.09.2030. The Energy Performance Certificate is available to view on request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

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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



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