



**BLOCK OF FOUR INDUSTRIAL/WAREHOUSES
AVAILABLE INDIVIDUALLY OR TOGETHER**

**1,818 - 8,247 Sq Ft
(168.89 - 766.15 Sq M)**

FOR SALE OR TO LET

**UNITS 1-4, BLOCK A BALLARD COURT, MILL WAY,
SITTINGBOURNE, KENT ME10 2PG**

www.harrisons.property

PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

- 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 is 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.

Internally it has a height of 20'6" (6.25m) to the underside of the haunch and 22ft (6.825m) to the underside of the eaves. Although the Block had previously been let as a single unit, it is now available either as single units, or a combination thereof.

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

Car parking: see plan below.

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

www.harrisons.property

ACCOMMODATION:

All areas are gross internal and approximate.

Unit 1:	2,298 sq ft	(213.5 sq m)	5 car parking spaces	UNDER OFFER
Unit 2:	1,818 sq ft	(168.9 sq m)	4 car parking spaces	UNDER OFFER
Unit 3:	1,828 sq ft	(169.9 sq m)	4 car parking spaces	UNDER OFFER
Unit 4:	<u>2,303 sq ft</u>	<u>(213.9 sq m)</u>	<u>5 car parking spaces</u>	
TOTAL:	8,247 sq ft	(766.2 sq m)	18 car parking spaces	

SERVICES:

Mains electricity, gas, water, drainage and telecoms.

FREEHOLD TERMS:

For sale either individually, or combined.

Units 1 and 2, the units closest to Mill Way will not be sold separately.

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

PRICES:

Unit 1: £305,000 **UNDER OFFER**

Unit 2: £245,000 **UNDER OFFER**

Unit 3: £245,000 **UNDER OFFER**

Unit 4: £295,000

LEASEHOLD TERMS:

To let either individually or combined on a new lease for a term to be agreed.

Full tenants repairing and insuring terms.

RENT:

Unit 1: £22,000 per annum

Unit 2: £17,500 per annum

Unit 4: £21,000 per annum

Rent payable quarterly in advance.

VAT:

VAT is not payable in addition to the purchase price or rent.

LEGAL COSTS:

Sale: Each party meets their own

Letting: Ingoing tenant to be responsible for both parties legal costs.

PLANNING & BUILDING REGULATIONS:

The previous use was storage. This in planning Use Class B8 Warehouse.

It is the responsibility of the ingoing 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.

www.harrisons.property

BUSINESS RATES:

UNIT 1

Description: Warehouse and Premises
Rateable Value: £15,750

UNIT 2

Description: Warehouse and Premises
Rateable Value: £12,500

UNIT 3

Description: Warehouse and Premises
Rateable Value: £12,500

UNIT 4

Description: Warehouse and Premises
Rateable Value: £15,750

Please note that interested parties 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 Ratings are as follows:

Unit 1: D (100)
Unit 2: D (93)
Unit 3: D (88)
Unit 4: D (82)

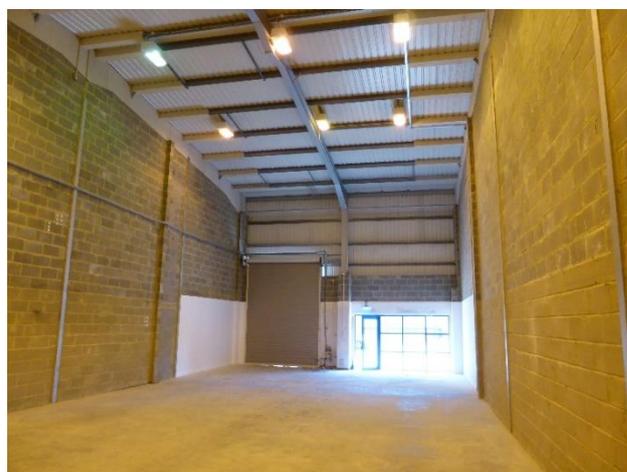
Copies can be obtained from Harrisons office.

VIEWING:

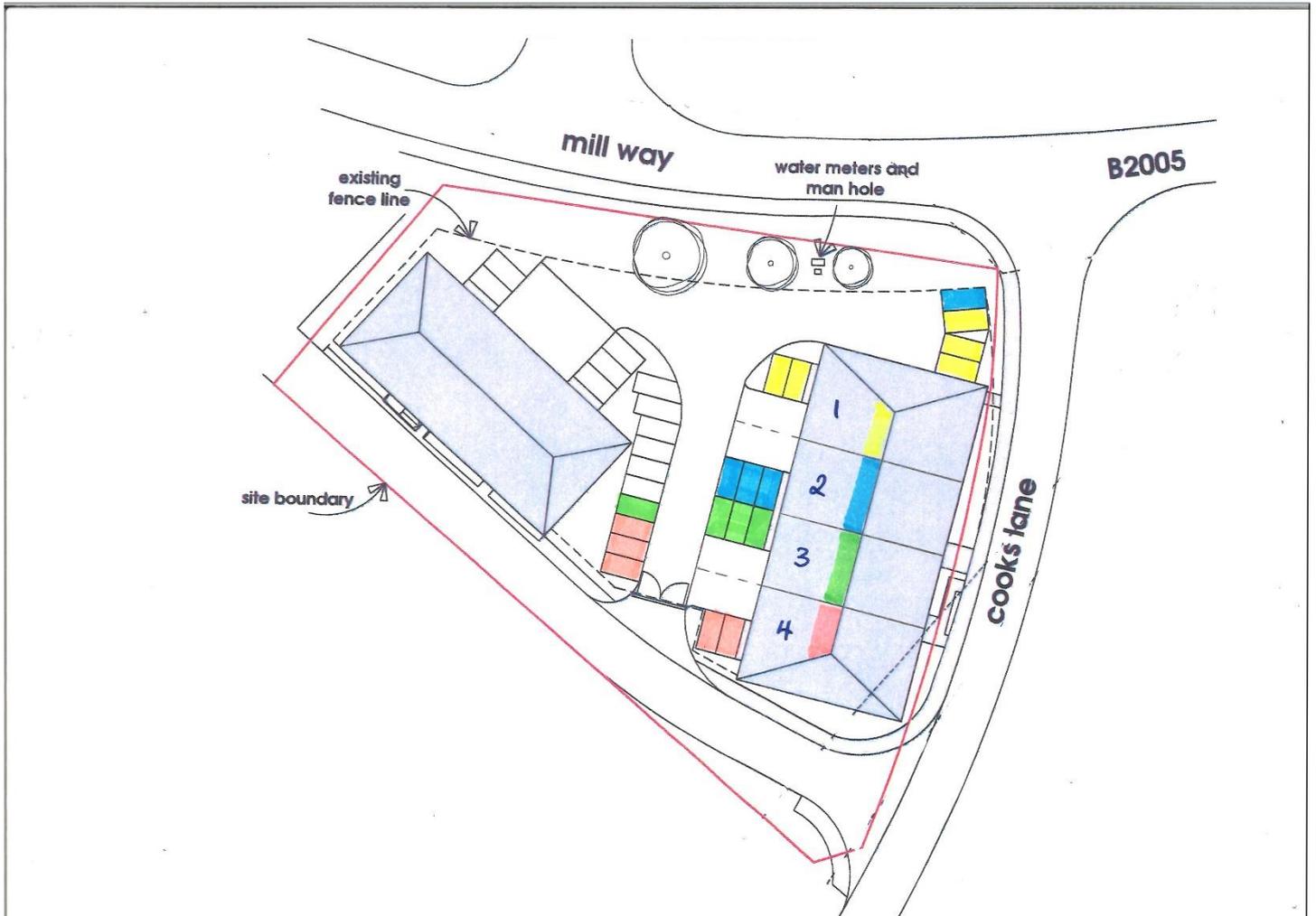
Mr Jeremy Wilton
01634 265900
jwilton@harrisons.property

Ref: 29/07/19 / SP / 2888

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



www.harrisons.property



Parking Plan

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

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.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

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

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

www.harrisons.property