



# 12 & 13 ANCHOR BUSINESS PARK CASTLE ROAD, EUROLINK, SITTINGBOURNE, KENT ME10 3AE



**TWO ADJOINING MODERN INDUSTRIAL/WAREHOUSE UNITS**

**2,566 – 5,132 SQ. FT.  
(238.4 – 476.8 M<sup>2</sup>)**

**AVAILABLE INDIVIDUALLY OR COMBINED**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION

The units form part of the Anchor Business Park which is directly accessed from Castle Road, the main spine road within the established Eurolink Business Park. This is therefore a very accessible location with good access to Junction 5, M2 via the A249 and thereafter Junction 7, M20. Eurolink is an established business park with in excess of 2 million sq. ft. of warehouse, industrial and office accommodation. The Sittingbourne Northern Relief Road, A2005 leads directly via Kemsley to the Grovehurst Junction of the A249.

**What 3 Words /// jumpy.beam.shock**

## DESCRIPTION

The units comprise a double warehouse/industrial unit constructed approx. 2008 (originally built as two separate units). Salient features:-

- Constructed of steel portal frame
- Eaves height approx. 5.9 metres
- Sectional goods loading doors
- Lighting together with translucent rooflights
- 3 phase electricity
- Ground floor office, kitchenette & WC
- Forecourt area to the front with a steel palisade fence & sliding gate
- Further parking beyond steel palisade fence
- Available individually or combined

## ACCOMMODATION

The approximate gross internal areas are as follows:-

### Unit 12

#### Ground Floor

Warehouse/offices 2,566 sq. ft. (238.4 m<sup>2</sup>)

### Unit 13

#### Ground Floor

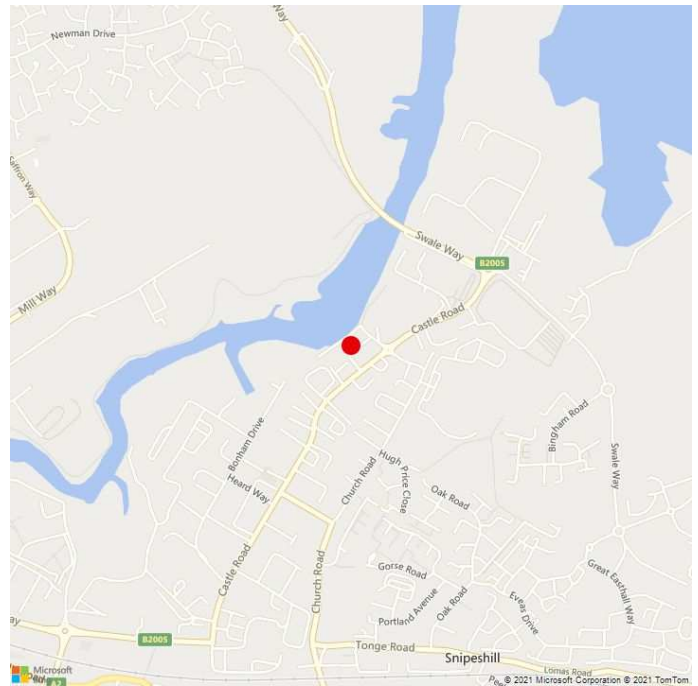
Warehouse/offices 2,566 sq. ft. (238.4 m<sup>2</sup>)

**Total 5,132 sq. ft. (476.8 m<sup>2</sup>)**

## TERMS

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

## LOCATION PLAN



## RENT

£26,500 per annum exclusive (**individually**)

£50,000 per annum exclusive (**combined**)

## 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 £31,750 in the 2017 Rating List.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (76) and is valid until 01.09.2029. 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

01634 668000

**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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