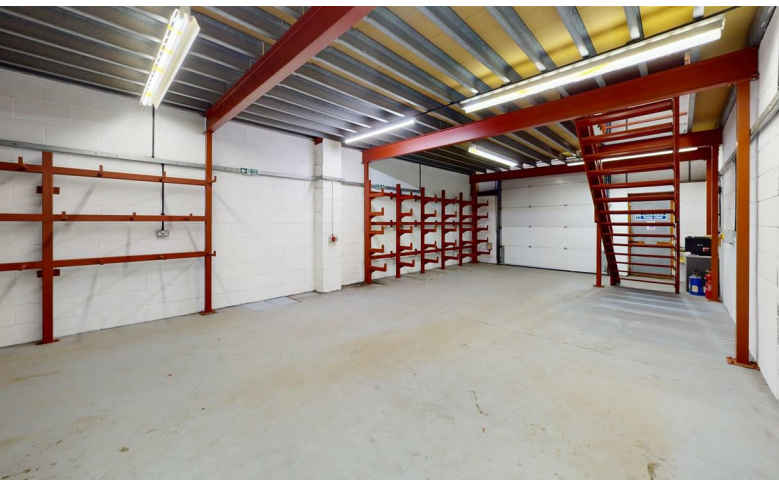




George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



£14,400 Per Annum

19 Church Road Euro Link, Sittingbourne, ME10 3RS

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George Webb Finn are delighted to offer to the market, this self contained industrial unit, measuring approximately 1,500 sq.ft. The unit is situated on the popular Eurolink Estate and benefits from a small kitchenette area and w.c. as well as a large mezzanine floor providing additional storage and office accommodation. The unit presents an excellent opportunity for a variety of uses.

Location

Sittingbourne is a popular and rapidly growing town situated in North Kent, approximately 45 miles from Central London. The Eurolink commercial area is Sittingbourne's main estate and is one of North Kent's most significant development areas.

The Church Road Business Centre is located just off the main spine road serving Eurolink. The Sittingbourne Northern Relief Road (B2005) provides a fast, direct link from the A249 into Eurolink. The A249 in turn links to the M2 Junction 5 (6 miles) and M20 Junction 7 (12 miles). The M25 is about 28 miles away via the M2/A2.

Description

The building is of steel-framed construction, with brick/block walls and a profiled steel cladding. The building benefits from a ground-floor W.C. and a good-quality mezzanine, measuring approximately 750 sq ft, which comprises further storage space and an office, complete with a kitchenette. Mains 3-Phase electricity, gas and water are all connected to the unit.

The workshop is accessed via a manual roller-shutter loading door (2.9m wide) and features personnel doors at the front and rear.

Accommodation

Ground Floor 870.80 sq ft approx

Open Mezzanine 423 sq ft approx

Office (Mezzanine level) 350 sq ft approx

Approximately 1,518 square feet, comprising an open plan ground floor (measuring 12.39m x 5.99m) with W/C (1.17m x 1.87m) and a mezzanine floor with open storage (6.58m x 5.98m) and an office (5.42m x 5.71m)

Service Charge

The tenant will pay on demand a fair proportion of the running costs of the site.

Business Rates

The Rateable Value of the property is currently valued at £9,000. It is therefore anticipated that the property would qualify for Small Business Rates Relief. Interested Parties should make enquiries directly with Swale Borough Council.

Terms

Rent: £14,400 per annum

Deposit: £4,800

Agreement Fee: £500 plus VAT

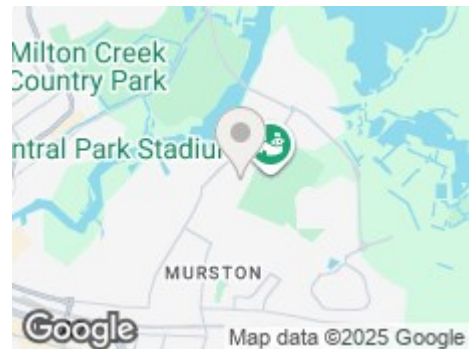
Available From: 1 July 2025

Fixed Term: Fixed Term of 3 Years

Interior Photographs taken 09/06/2025

Business Rates: Available from Nick Prior of Swale Borough Council

- Popular Estate
- Self-Contained
- Office Space
- Three Phase Electricity Supply



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