



£14,500 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 largest 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 good quality mezzanine, measuring approx. 750 sq.ft, comprising further storage space and recently fitted office, complete with 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 has a personnel door to the rear.

Terms

Rent: £14,500 per annum

Deposit: £4,350

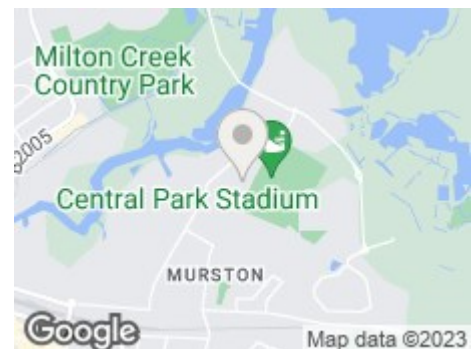
Agreement Fee: £500 plus VAT

Available From: 1 May 2023

Fixed Term: New lease for a term to be agreed on tenants full repairing and insuring terms.

Business Rates: Available from Nick Prior of Swale Borough Council

- Popular Estate
- Self-Contained
- Office Space
- Three Phase Electric



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and Rural Property Specialists

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