

**2 THE GLENMORE CENTRE  
CASTLE ROAD, EUROLINK  
SITTINGBOURNE, KENT ME10 3GL**



**WAREHOUSE/LIGHT INDUSTRIAL  
UNIT WITH OFFICES  
1,571 SQ. FT. (146.0 M<sup>2</sup>)  
  
TO LET**

## LOCATION

The unit is located in a prominent position within The Glenmore Centre fronting the busy Castle Road. This is an established industrial location and offers good road access to the M2/M20 motorway via the A2/A249 and thereafter leading to the M26, M25 and Dartford Crossing. Eurolink is a modern business park with around 2 million sq. ft. of accommodation. There is direct access to the A249 dual carriageway via the Northern Relief Road/Kemsley (B2005). The A249 in turn connects with Junction 5 of the M2 (6 miles) and Junction 7 of the M20 (12 miles). All the usual facilities including a retail park, Morrisons supermarket and mainline railway station are located in Sittingbourne town centre.

For location click line or copy & paste to your browser

<https://w3w.co/crisis.loud.powers>

## DESCRIPTION

Prominent modern unit constructed in 2005 to a good specification. Salient features as follows:-

- 6m eaves height (to rear)
- Goods access loading door
- Separate personnel door with security shutter
- High bay lighting
- Single & 3 phase power
- First floor office
- Car parking spaces immediately to the front

## ACCOMMODATION

The property has the following gross internal area:-

### Ground Floor

Warehouse/production 1,076 sq. ft. (100.0 m<sup>2</sup>)

### First Floor

Office 495 sq. ft. (45.9 m<sup>2</sup>)

**Total 1,571 sq. ft. (145.9 m<sup>2</sup>)**

## TERMS

The property is available to let on a new lease for a term to be agreed.

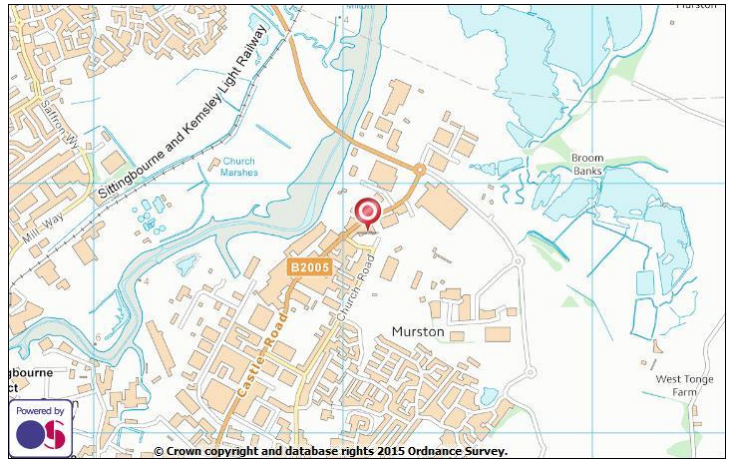
## RENT

£19,750 per annum exclusive

## VAT

We are advised the property is elected for VAT and therefore VAT will be payable.

## LOCATION PLAN



## 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

Rateable Value £11,500

Note – small business relief may be available. Interested parties are advised to contact Swale Borough Council Council on 01795 424341 in regard to exact rates payable.

## LEGAL COSTS

Each party to bear their own legal costs.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## ENERGY PERFORMANCE CERTIFICATE

Band (67). Valid until 14/10/2035.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

Kevin Dempster

01634 668000

[kevindempster@watsonday.com](mailto:kevindempster@watsonday.com)

**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



**01634 668000**