

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS  
1989 • 2024

**3 CASTLEACRES, CASTLE ROAD  
EUROLINK, SITTINGBOURNE  
KENT ME10 3RZ**



**INDUSTRIAL/WAREHOUSE UNIT  
1,377 SQ. FT. (127.9 M<sup>2</sup>)  
PLUS FIRST FLOOR OFFICE & MEZZANINE STORAGE  
1,033 SQ. FT. (96 M<sup>2</sup>)  
  
TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

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

## LOCATION

The premises occupy a prominent position accessed via Castle Road, the main spine road within the Eurolink Business Park. From Castle Road there is direct access via the Staplehurst Link Road to the A249 dual carriageway linking with Junction 5, M2 and beyond this Junction 7, M20. There is excellent access to the Channel Ports and Eurotunnel and also London, the M25 and the remainder of the national motorway network. Sheerness Docks with its deep water facilities is a short distance to the north via the A249.

For location click line or copy & paste to your browser

<https://w3w.co/begins.every.drove>

## DESCRIPTION

The unit comprises a mid terraced industrial/warehouse unit. Salient features:-

- Steel portal framed warehouse
- 6 metre eaves height
- Full size loading door
- Ground floor warehouse/workshop
- First floor office
- First floor storage mezzanine
- WCs
- Allocated car parking and goods loading facilities

## ACCOMMODATION

### Ground Floor

Warehouse/workshop 1,377 sq. ft. (127.9 m<sup>2</sup>)

### First Floor

Office 273 sq. ft. (25.4 m<sup>2</sup>)

Mezzanine storage 760 sq. ft. (70.6 m<sup>2</sup>)

## LEASE

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

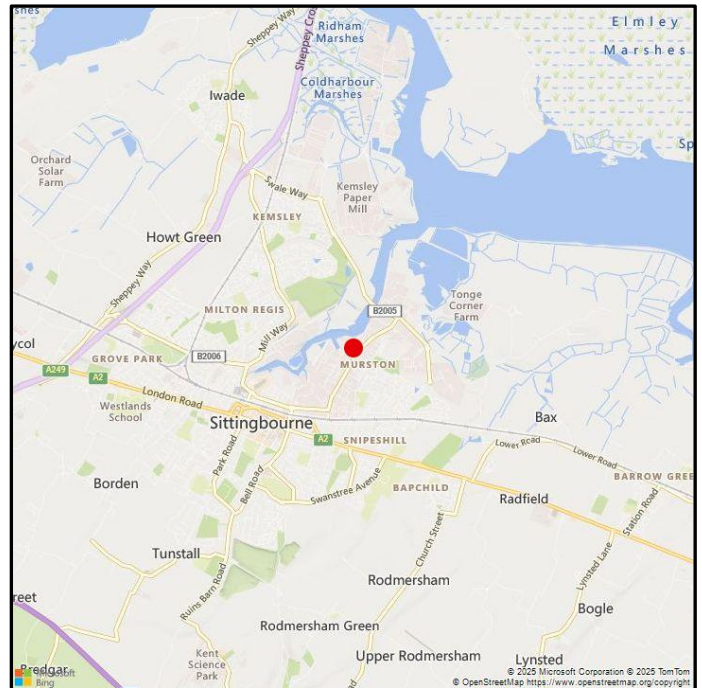
## RENT

£20,000 per annum exclusive.

## VAT

The property is elected for VAT.

## 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 £15,250.

## 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 E (102). Valid until 22/03/2029.

## VIEWING

Strictly by appointment via the joint sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000/07860 504620

[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;
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