

# DRMG HOUSE 3 & 4 DOLPHIN PARK

CREMERS ROAD, **EUROLINK** SITTINGBOURNE, KENT ME10 3HB

**EASY ACCESS TO M2/M20**

**Self-contained detached  
warehouse with offices  
and surfaced yard**

**18,363 Sq. Ft (1,705.84 M<sup>2</sup>)**

**On a site of approximately  
1.10 Acres (0.44 Hectares)**

**For sale/to let**



# LOCATION

Dolphin Park is situated within the established Eurolink industrial development which is north east of Sittingbourne town centre.

Dolphin Park is approximately 5 miles (8km) from Junction 5 of the M2 thereafter leading to Junction 7, M20 via the A249 dual carriageway providing a fast direct link. Nearby occupiers include Cook Kitchens, Lenham Storage, Dore Metals and Floplast.



For location click line or copy & paste  
<https://what3words.com/supporter.online.backed>



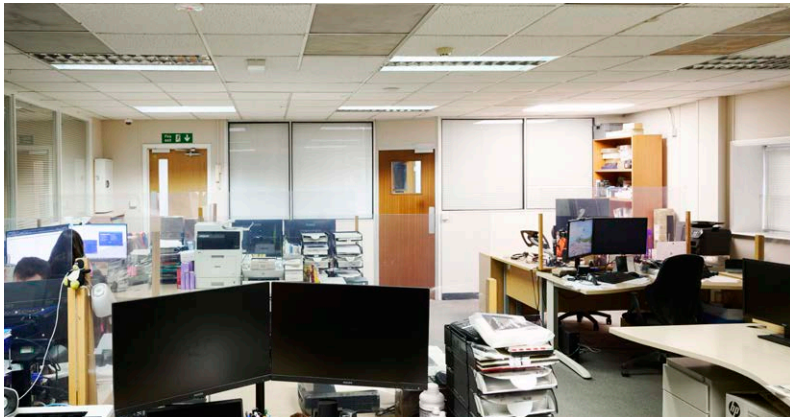
## DRMG HOUSE 3 & 4 DOLPHIN PARK



# DESCRIPTION

The premises comprise a detached single storey and part two storey warehouse/production unit of steel portal frame construction. Salient features include:

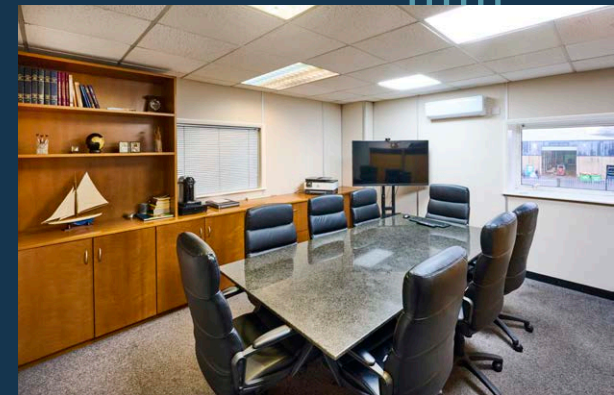
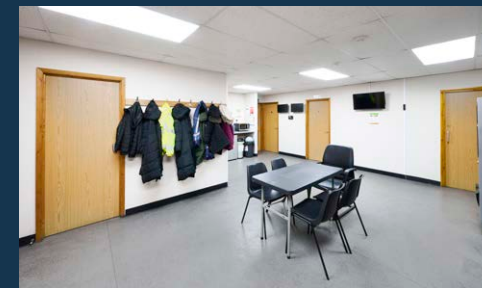
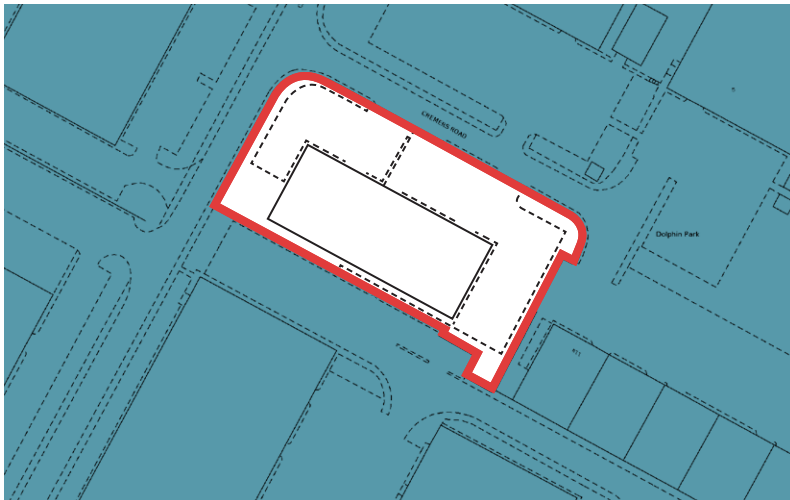
- ◆ Two separate metal roller shutter goods access doors
- ◆ Entrance/reception area
- ◆ Ground floor warehouse/production area
- ◆ 6.7m eaves height
- ◆ Ground floor office & staff canteen
- ◆ Male & female WCs
- ◆ First floor offices, meeting room & WCs
- ◆ Mezzanine storage area
- ◆ Yard/parking area
- ◆ Securely fenced and gated



# ACCOMMODATION

The property has the following gross internal areas:

Ground Floor	sq. ft.	sq. m.
Warehouse	11,960	1,111.06
Packing area, office & WCs	3,310	307.45
<b>First Floor</b>		
Offices, meeting room & WCs	3,093	287.33
<b>Total</b>	<b>18,363</b>	<b>1,705.84</b>
<b>Mezzanine</b>	<b>469</b>	<b>43.56</b>



## PRICE

£2,300,000 for the freehold interest.

## RENT

£195,000 per annum exclusive.

## VAT

The property is not elected for VAT.

## TERMS

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

## ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers/tenants. If an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:



**Kevin Dempster**

07860 504620

kevindempster@watsonday.com

### 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. February 2026

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## SERVICE CHARGE

No service charges are payable on the property.

## BUSINESS RATES

The VOA website notes the entry in the Rating List from 1st April 2026 is Rateable Value £115,000.

## LEGAL COSTS

Each party to bear their own costs.

## ENERGY PERFORMANCE CERTIFICATE

Band D (77). Valid until 24/04/2032.

## PLANNING

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

