



TO LET

4,300 - 8,300 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London



UNIT 1-5, EUROLINK INDUSTRIAL ESTATE, HEARD WAY, SITTINGBOURNE, KENT, ME10 3SA

***REDEVELOPMENT SCHEME - EARLY INCENTIVES
AVAILABLE***

Unit 1-5, Eurolink Industrial Estate comprises a redevelopment scheme of industrial / warehouse units within the established **Eurolink Business Park**, the principal industrial estate in Sittingbourne.

The units are of steel portal frame construction and are available either jointly or individually. Each unit benefits from ground floor warehouse space, first-floor office accommodation, WC facilities, a roller shutter loading door, allocated parking and an eaves height of approximately **5.6m**. Comprehensive refurbishment is to be completed, and early incentives are available. Specification of works is available upon request.

Key features include:

Units available jointly or individually

Comprehensive refurbishment to be completed

Ground floor warehouse space

First-floor office accommodation

Roller shutter loading door

5.6m eaves height

WC facilities

Allocated parking

Location

The property is located at:

Unit 1-5, Eurolink Industrial Estate, Heard Way,
Sittingbourne, Kent, ME10 3SA

Heard Way is situated within **Eurolink Business Park**, Sittingbourne's principal industrial estate. The estate benefits from excellent road connections, with access to the **M2** and **M20** via the **A2/A249**, linking onwards to the **M26**, **M25** and **Dartford Crossing**. Direct access to the **A249 dual carriageway** is available via the Northern Relief Road / Kemsley, providing quick routes to **Junction 5 of the M2**, approximately 6 miles away, and **Junction 7 of the M20**, approximately 12 miles away.

Sittingbourne town centre is close by and offers a range of amenities, including a retail park, Morrisons supermarket and a mainline railway station.

Nearby railway stations include:

- Sittingbourne Station – approximately 0.7 miles
- Kemsley Station – approximately 1.3 miles
- Teynham Station – approximately 2.7 miles

Distances are stated as straight-line measurements from the centre of the postcode.

Accommodation & Rent

Unit	Size	Rent
Unit 1-2	8,625 sq ft	£89,950 per annum
Unit 3	4,348 sq ft	£48,000 per annum
Unit 4	6,404 sq ft	£69,950 per annum
Unit 5	6,781 sq ft	£75,000 per annum

Additional Information

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