

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS  
1989 • 2024

# K, L, P1 & P2 TRINITY TRADING ESTATE TRIBUNE DRIVE, SITTINGBOURNE KENT ME10 2PG



**UNDER REFURBISHMENT  
INDUSTRIAL/WAREHOUSE UNITS  
3,794 – 9,047 SQ. FT. (352.47 – 840.49 M<sup>2</sup>)  
  
TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

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

## LOCATION

The units are located on the popular Trinity Trading Estate and affords access to the M2 and M20 motorways via the A249 carriageway and new link roads, thereafter leading to the M25, Dartford Crossing and Channel Ports. Sittingbourne town centre and its mainline railway station are to the south as is the main A2 trunk road.

For location click line or copy & paste into browser

<https://w3w.co/drunk.fixed.jump>

## DESCRIPTION

Single storey warehouse units of steel portal framed construction. Salient features include:-

- Units under refurbishment
- Loading door to the front or side
- Open plan warehouse space
- Eaves height approx. 4.1m
- Office area to the front of the unit
- Male & female WCs
- Parking to the front & side
- Yards to the side or rear

## ACCOMMODATION (approximate gross internal)

Unit	Sq. Ft.	M <sup>2</sup>	Rear Yard	Sq. Ft.	M <sup>2</sup>
K	5,559	516.45	K	3,813	354
L	9,047	840.49			
P1	3,794	352.47	P1	1,959	182
P2	3,819	354.80	P2	1,736	161

## TERMS

The properties are available to let on new leases for terms to be agreed on a full and repairing and insuring basis.

## RENT

On application.

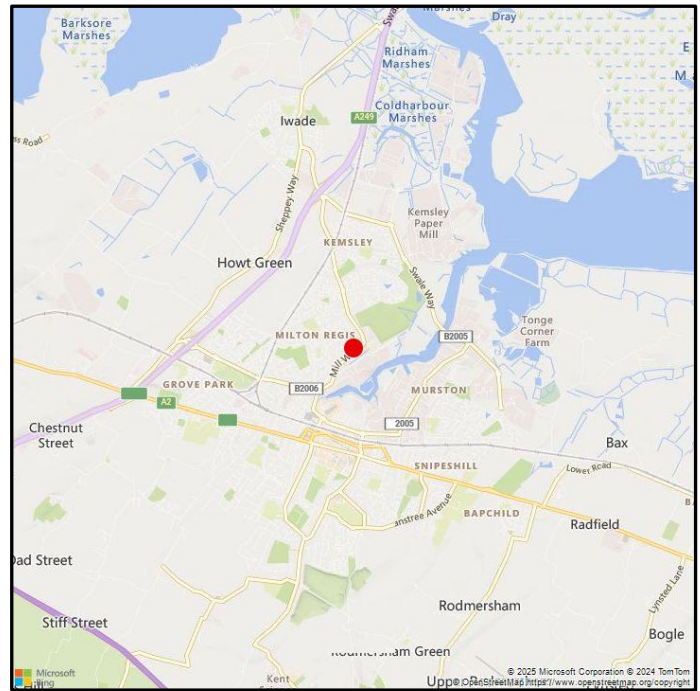
## VAT

The properties are elected for VAT and therefore VAT will be payable on rent and other charges.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

## LOCATION PLAN



## BUSINESS RATES

To be reassessed following refurbishment.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

To be reassessed following refurbishment.

## PLANNING

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

## VIEWING

Strictly by appointment via the joint agents:-

### WATSON DAY CHARTERED SURVEYORS

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### CAXTONS

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**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



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