



MODERN WAREHOUSE WITH OFFICES AND SECURE YARD

23,670 Sq Ft (2,199.0 Sq M)

TO LET / MAY SELL

**FORMER DPD UNIT, 4F BINGHAM ROAD, EUROLINK 4,
SITTINGBOURNE, KENT ME10 3SU**

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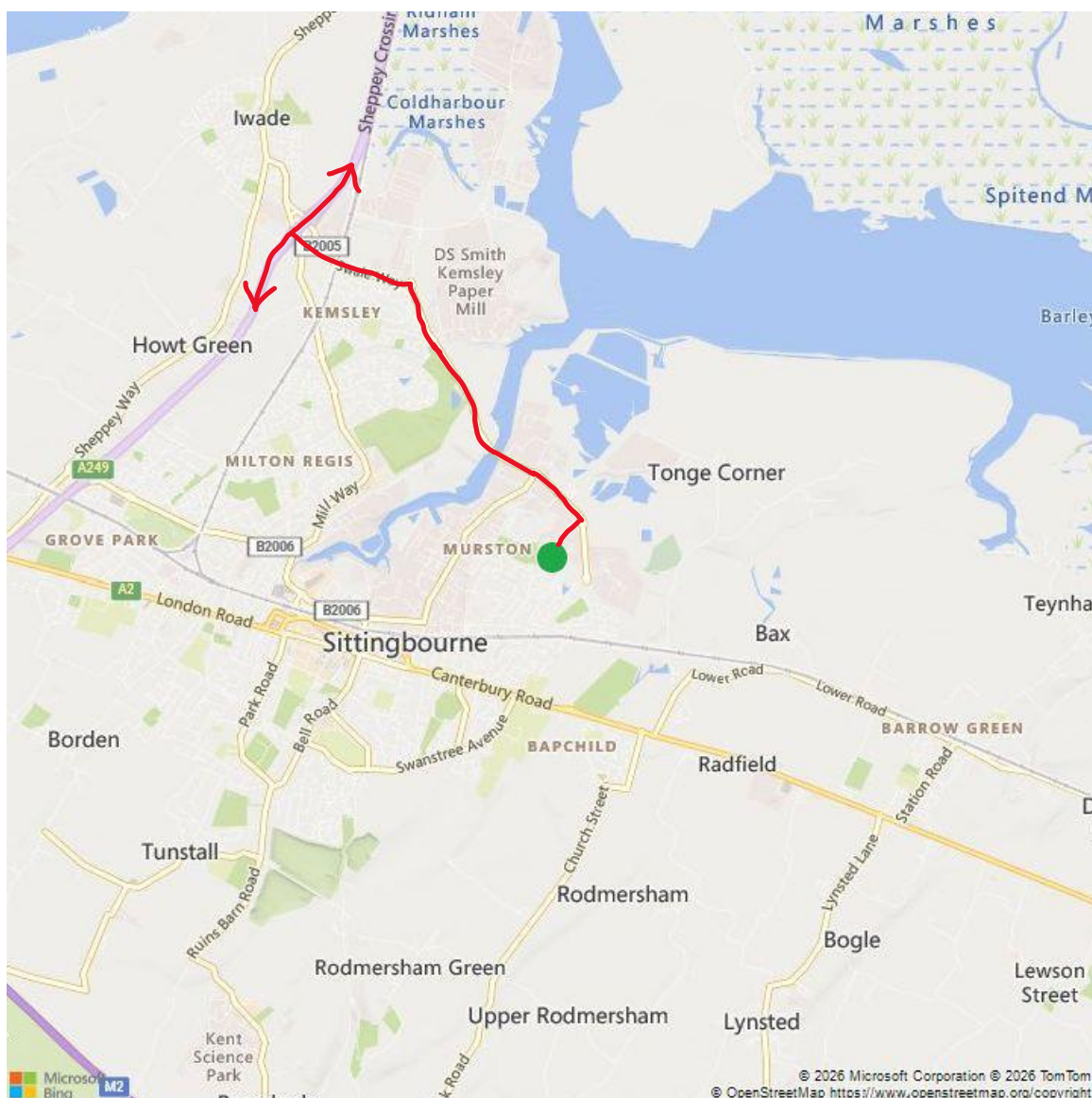
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The premises are situated on the southern side of Bingham Way between Tillett Racing Seats to the west and the Precision Park development immediately to the east.

The unit is 2.5 miles (4km) via Swale Way, from the recently improved Grovehurst Road junction of the A249 and 7 miles (11.25km) from J5 M2. From J5 M2 there is access to London, M25, the M20 and Channel Ports.



DESCRIPTION:

A substantial, modern warehouse with superb offices set to the rear of a large secure yard with direct access A249.

- High eave warehouse 8.6m (28').
- Built c2016.
- 4 drive in electric loading doors.
- AmbiRad warm air heating in warehouse.
- Thickened slab to take point loads of 37.5kN/m2.
- High quality offices and staff room.
- Passenger lift.
- Heating and Aircon in offices.
- Large secure self contained yard with electric security gates (37 car spaces).

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ACCOMMODATION:

Ground Floor: (Gross internal, from internal face of cladding to internal face of cladding)	20,526 sq ft (1,906.9 sq m)
First Floor:	<u>3,144 sq ft (292.1 sq m)</u>
TOTAL:	23,670 sq ft (2,199.0 sq m)

Comprising:	
Warehouse	17,376 sq ft (1,614.3 sq m)
Ground floor office/reception/stairs/lift and WCs	3,150 sq ft (292.6 sq m)
First floor office/canteen/stairs/lift and WCs	3,144 sq ft (292.0 sq m)

Front Yard: 37 car spaces plus lorry access

SERVICES:

Mains electricity, gas, water, drainage and telecom connectivity.

PLANNING & BUILDING REGULATIONS:

The current permitted use is believed to fall within Class B8 Warehouse. Other uses may require planning consent.

It is the responsibility of the tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description:	Warehouse and Premises
Rateable Value (2026):	£144,000
UBR in £ (2026-27):	48.0p
Rates Payable:	£69,120

Interested parties are advised to check with the Local Rating Authority, Swale Borough Council, 01795 417850 to confirm the business rates payable.

EPC:

The EPC Rating is awaited.
The Energy Performance Certificate (EPC) can shortly be found on the Harrisons website.

TERMS:

To let on a new lease for a term to be agreed on tenants full repairing and insuring terms.

A freehold sale may be considered. Please ask.

RENT:

£285,000 per annum exclusive, payable quarterly in advance.

VAT:

VAT is payable in addition to the rent.

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LEGAL COSTS:

Ingoing tenant to be responsible for both parties' legal costs.

VIEWING:

Jeremy Wilton
01634 265900

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Current photo



Archive photos from prior to letting in 2020. Mezzanine now removed. Current tenant in the process of removing own fixtures and fittings.

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
- 6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.
- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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