

Detached Industrial / Warehouse Units

Unit 3 - 6,777 sq ft (630 sq m)

Unit 4 - 4,717 sq ft (438 sq m)

Tribune Drive, Sittingbourne,

Kent, ME10 2PG

To Let



Trinity
TRADING ESTATE

ARAX PROPERTIES

HPS



SCREWFIX

HOWDENS

WOLSELEY



Trinity Trading Estate

The Trinity Trading Estate sits to the north of Sittingbourne town centre and is highly prominent, benefiting from c600m of frontage onto Mill Way – one of the main thoroughfares running into Sittingbourne town centre. The property is bordered by an established residential area to the north and west. Just to the north east is an Asda with petrol filling station.

Amenities

A range of convenient staff amenities are within a short walk or drive from the park.

Greggs	0.2 Miles
Asda	0.2 Miles
Morrisons	0.9 Miles
McDonald's	1 Mile
M&S Food Hall	1.1 Miles
Costa Coffee	1.2 Miles


Unit 3





Unit 4



 Open plan steel portal framed warehouse

 Male & female WCs


 Office area to the front of the unit

 Loading door to the front or side

 Parking to the front & side


 Eaves height approx. 4.1m

 Units under refurbishment

 Yards to the side or rear

Unit	Sq Ft	Sq M	Rear Yard Sq Ft	Rear Yard Sq M
3	6,777	630		
4	4,717	438	2,995	278.2

 10.2% of the local population is employed in the transportation and storage sector.

 The number of manufacturing employees in the area is 4.5% higher than national average.

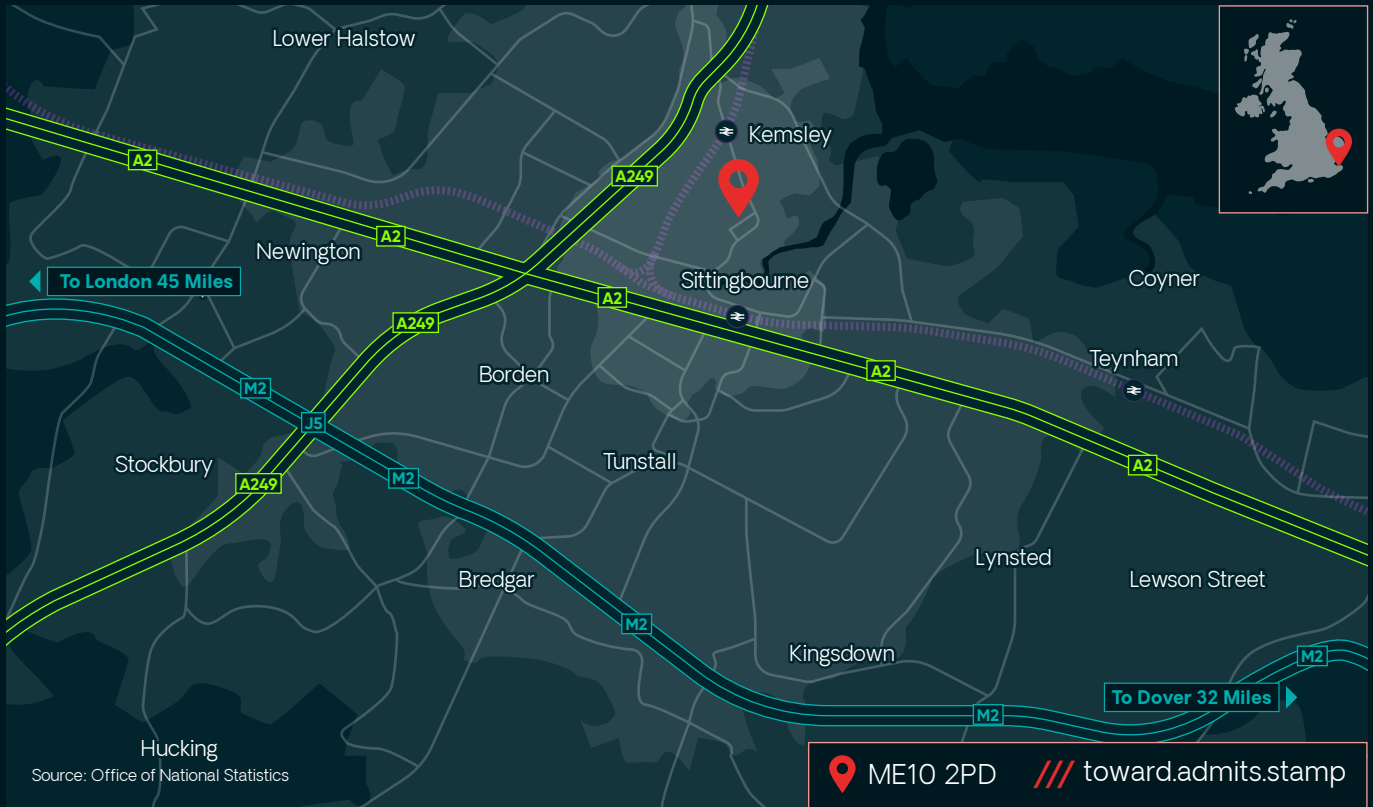
 There are over 420,000 people within a 10 mile radius.

 Average weekly wage 10-20% less than Thurrock and Dartford.



Roads, Ports & Rail, The Trinity of Industrial Transport

Sittingbourne is a major commercial centre in Kent and is the dominant town in the borough of Swale. The town is strategically located just off J2 of the M2 providing excellent connectivity to central London, the Kent ports and national motorway network. Access to J7, M20 via A249.



5 Minute Drive

	Population	33,146
	Households	13,083
	Labour Force	16,863

10 Minute Drive

	Population	65,423
	Households	25,742
	Labour Force	32,959

15 Minute Drive

	Population	118,663
	Households	47,417
	Labour Force	59,107

Strictly by appointment via the sole agents:



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Terms

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

Rent

Upon application. Please contact the agents for further information.

VAT

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

Legal Costs

Each party to bear their own legal costs.