

COST-EFFECTIVE ECONOMIC WAREHOUSES  
ON FLEXIBLE TERMS – **TO LET**



Unit P2, Trinity Trading Estate,  
Mill Way, Sittingbourne, Kent,  
ME10 2PD

354.79 sq m (3819 sq ft)

- ▶ Kitchen and toilet facilities
- ▶ Ground floor offices
- ▶ Front and side loading
- ▶ Secure yard



## Location

The unit is 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

## Description

Situated on the established Trinity Trading Estate, one of Sittingbourne's most prominent and accessible business locations, these cost-effective and well-presented industrial / warehouse units offer excellent visibility with around 600 metres of frontage onto Mill Way. Each unit benefits from clear internal spans, generous eaves height, level access loading, and dedicated parking, suitable for light industrial, storage, or distribution uses.

Located just off Junction 5 of the M2 with access to the M20 via the A249, Sittingbourne provides strong transport links to London (45 miles), Dover (32 miles), and the wider motorway network. Nearby amenities such as Asda, Greggs, Costa, McDonald's, and Morrisons offer excellent convenience for staff and visitors.

## Accommodation

<b>Warehouse</b>	2997 sq ft	278.42 sq m
<b>Office</b>	822 sq ft	76.37 sq m
<b>Total</b>	3819 sq. ft	354.79 sq m

## Tenure

Guide rent £11.00 per sq. ft. per annum exclusive.

## Rates

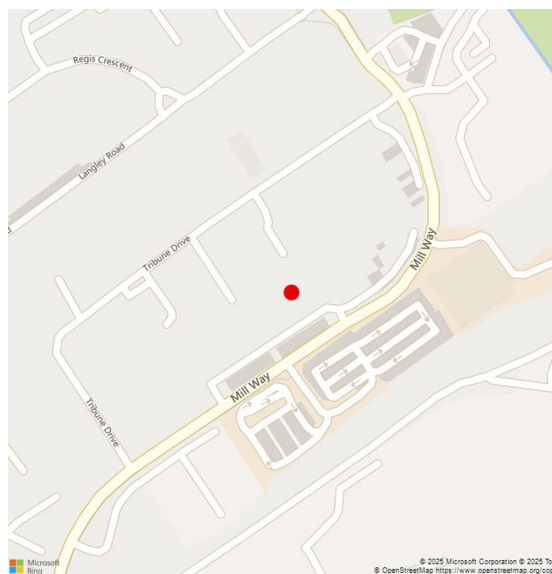
For information regarding business rates please visit Gov.uk.

## Planning

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

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewing

By appointment, please contact:

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