

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**C2 SMEED DEAN CENTRE, CASTLE ROAD,
EUROLINK, SITTINGBOURNE, KENT ME10 3EW**

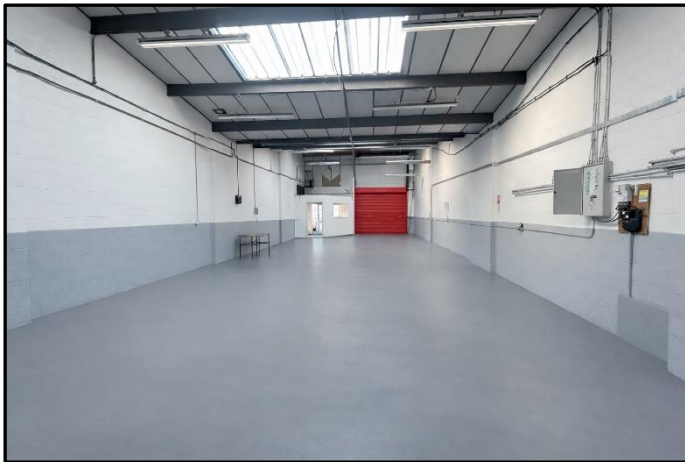
**** 25% OFF FIRST YEAR SUBJECT TO COVENANT & LEASE TERMS ****

*** TO BE REFURBISHED ***

CoStar AWARDS
ANNUAL AWARDS

TOP AGENCY

2024
WINNER



**INDUSTRIAL/WAREHOUSE UNIT
1,669 SQ. FT. (155 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The unit is located within the Smeed Dean Centre, in a very prominent position at the junction of Eurolink Way with Castle Road. This is an established industrial location and offers good road access to the M2/M20 motorway via the A2/A249 and thereafter leading to the M26, M25 and Dartford Crossing. Eurolink is a modern business park with around 2.5 million sq. ft. of accommodation and Smeed Dean enjoys visibility to both Eurolink Way and Castle Road. There is direct access to the A249 dual carriageway via the northern Rushenden Road/Kemsley. The A249 in turn connects with Junction 5, M2 (6 miles) and Junction 7, M20 (12 miles).

All the usual facilities including a retail park, Morrisons supermarket and mainline railway station are located in Sittingbourne town centre.

For location click line or copy & paste to your browser

<https://w3w.co/burn.abode.yappy>

DESCRIPTION

The unit is contained within a terrace of 5 units. Salient features as follows:-

- To be refurbished
- Goods loading door to the front
- Separate personnel access door to the rear
- Eaves height ranging between 3.3 – 4.9 m
- WC facilities
- Car parking in front of unit

ACCOMMODATION

The property has the following gross internal area:-

Ground floor 1,669 sq. ft. (155 m²)

LEASE

The property is available to let on a new lease for a term to be agreed.

RENT

YEAR 1: £20,030 per annum exclusive (£12.00 psf)

YEAR 2: £20,860 per annum exclusive (£12.50 psf)

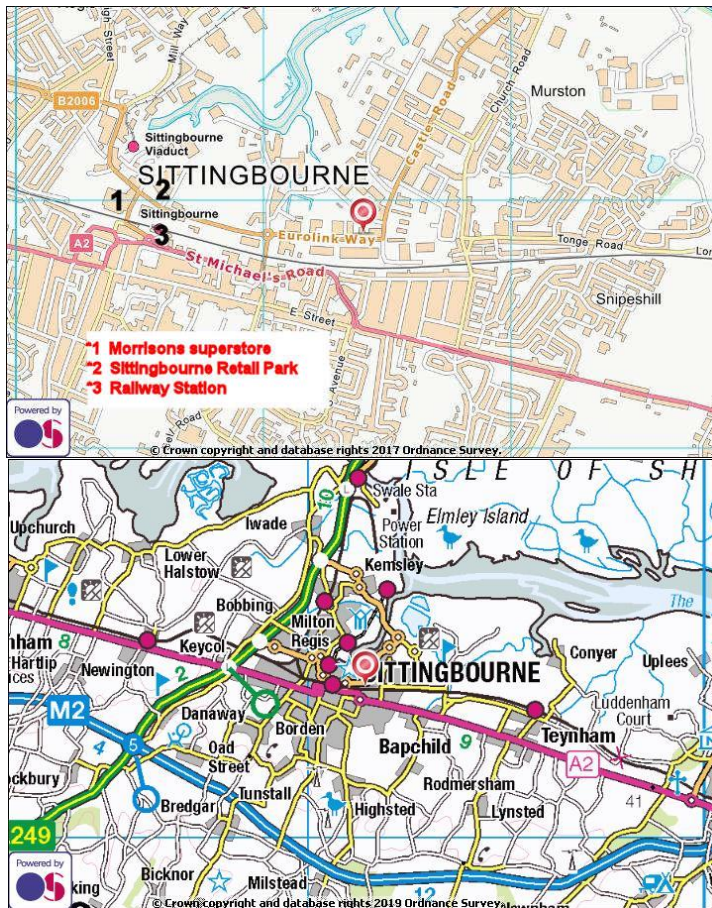
YEAR 3: £21,700 per annum exclusive (£13.00 psf)

VAT

We understand the property is elected for VAT and therefore VAT will be payable.

SERVICE CHARGE

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



BUSINESS RATES

From 1st April 2026 Rateable Value will be £19,500

Interested parties are advised to contact Swale Borough Council on 01795 424341 in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band D (92). Valid until 25/09/2028.

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 sole agents:-

WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

01634 668000/07860 504620

kevindempster@watsonday.com

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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