

TO LET

A/B LONDON ROAD TRADING ESTATE, LONDON ROAD,
SITTINGBOURNE, KENT, ME10 1SX

PURPOSE BUILT FLEXIBLE OFFICES / STORES
9,839 Sq Ft (914.04 Sq M)

- Variety of uses: office, leisure, surgery, trade counter, showroom
- Fully carpeted / suspended ceilings / comfort cooling/heating
- WC facilities to ground and first floor
- 28 dedicated car parking spaces
- <https://what3words.com/beard.email.knee>

01634 668000

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF



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Location

London Road Trading Estate is just off the A2 London Road to the west side of Sittingbourne. There is good access to J5, M2 and J7, M20.

Sittingbourne town centre is within walking distance offering access to a wide range of shopping facilities as well as Sittingbourne mainline railway station with fast and regular services to London and the Kent coast. Services to London include St. Pancras and Victoria within approximately 60 minutes.



Description

- * Suitable for a variety of uses including offices, leisure, surgery, trade counter & showroom
- * We understand current planning permission includes Class E. This includes financial services, dental and health services, education, training and community uses. Other uses may be appropriate, subject to planning consent.
- * Carpeted throughout with suspended ceilings & comfort cooling/heating
- * WC facilities to ground and first floor
- * 28 dedicated car parking spaces (ability to double park)
- * Available now

Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
Ground Floor - Offices	4,916	456.7
First Floor - Offices	4,923	457.35
TOTAL	9,839	914.04

Terms

A new full repairing and insuring lease for a term to be agreed.

Rent

£68,500 per annum exclusive

VAT

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

Planning

We understand current planning permission includes Class E. This includes financial services, dental and health services, education, training and community uses.

Other uses may be appropriate, subject to planning consent.

Service Charge

£4,596 per annum exclusive

Business Rates

The Rateable Value is £63,500

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

Band B (39). Valid until 15/10/2035.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment via the agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

Kevin Dempster MRICS

07860 504620

kevindempster@watsonday.com



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Revision	Description	Date
P.00	First issue	Jun'25



EXISTING GF LAYOUT PLAN
Scale 1/100



EXISTING FF LAYOUT PLAN
Scale 1/100



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web: www.burlens.com | email: info@burlens.com

Client
Kentstone Properties Ltd

Project
Units A & B London Road Trading Estate,
Sittingbourne, Kent.

Drawing title
Existing layout plans.

Status	Scale	
Draft	As Shown	
June 2025	@ A2	
Drawing No.	Revision	Date
BA-26-11-102	P.00	Apr 2025

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