

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**1 WATERVIEW BUSINESS PARK
CASTLE ROAD, EUROLINK
SITTINGBOURNE, KENT ME10 3SQ**



**INDUSTRIAL/WAREHOUSE UNIT
2,502 SQ. FT. (232 M²)
PLUS FIRST FLOOR OFFICE & MEZZANINE STORAGE
1,877 SQ. FT. (174 M²)

TO LET**



**01634 668000
watsonday.com**

LOCATION

Waterview Business Park is situated on the eastern side of Castle Road within the Eurolink Industrial Estate. From Castle Road there is direct access via the Staplehurst Link Road to the A249 dual carriageway linking with Junction 5, M2 and beyond this Junction 7, M20. There is excellent access to the Channel Ports and Eurotunnel and also London, the M25 and the remainder of the national motorway network. Sheerness Docks with its deep water facilities is a short distance to the north via the A249.

For location click line or copy & paste to your browser <https://w3w.co/riding.maker.tiles>

DESCRIPTION

The unit comprises a semi-detached industrial/warehouse unit. Salient features:-

- Steel portal framed warehouse
- Sectional goods loading door
- Separate glazed personnel door
- Approx. 6m eaves height
- Ground floor storage area
- First floor office with electric heating via air conditioning units
- First floor storage mezzanine
- Parking to the front

ACCOMMODATION

Ground Floor

Warehouse 2,502 sq. ft. (232 m²)

First Floor

Office 1,043 sq. ft. (97 m²)

Mezzanine storage 834 sq. ft. (77 m²)

LEASE

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

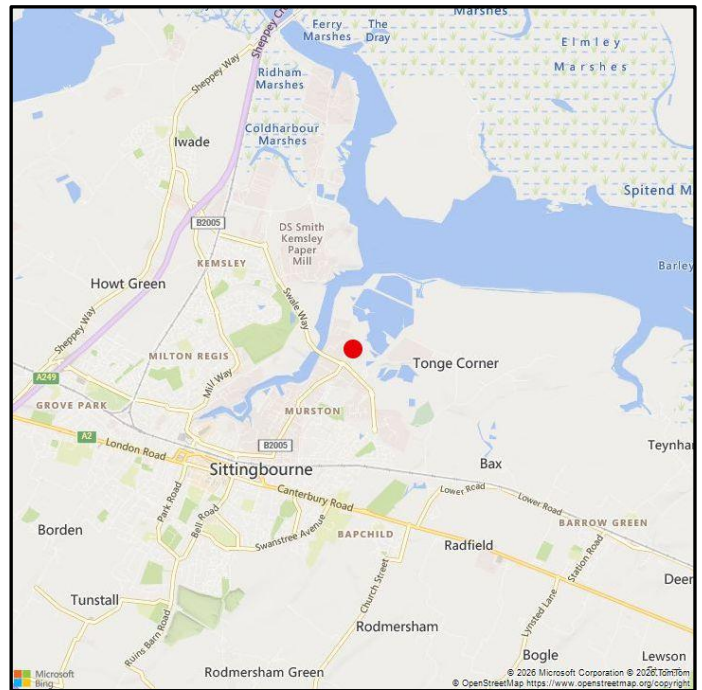
RENT

£34,000 per annum.

VAT

The property is elected for VAT.

LOCATION PLAN



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 the Rateable Value will be £32,750.

LEGAL COSTS

Each party to bear their own legal costs.

PLANNING

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

ENERGY PERFORMANCE CERTIFICATE

Band C (54). Valid until 27/06/2034.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

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

IMPORTANT NOTICE:

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- 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;
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