



Photo is of Phase 2 units and is for indicative purposes only.

INDUSTRIAL UNITS & OFFICE SPACE TO LET WALBROOK PARK, ISLE OF SHEPPEY (PHASE 3)

2,775 Sq Ft (257.8 Sq M)

LEASEHOLD

**BUILDING 7, WALBROOK BUSINESS PARK,
QUEENBOROUGH ROAD, SHEERNESS, KENT ME12 3XS**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

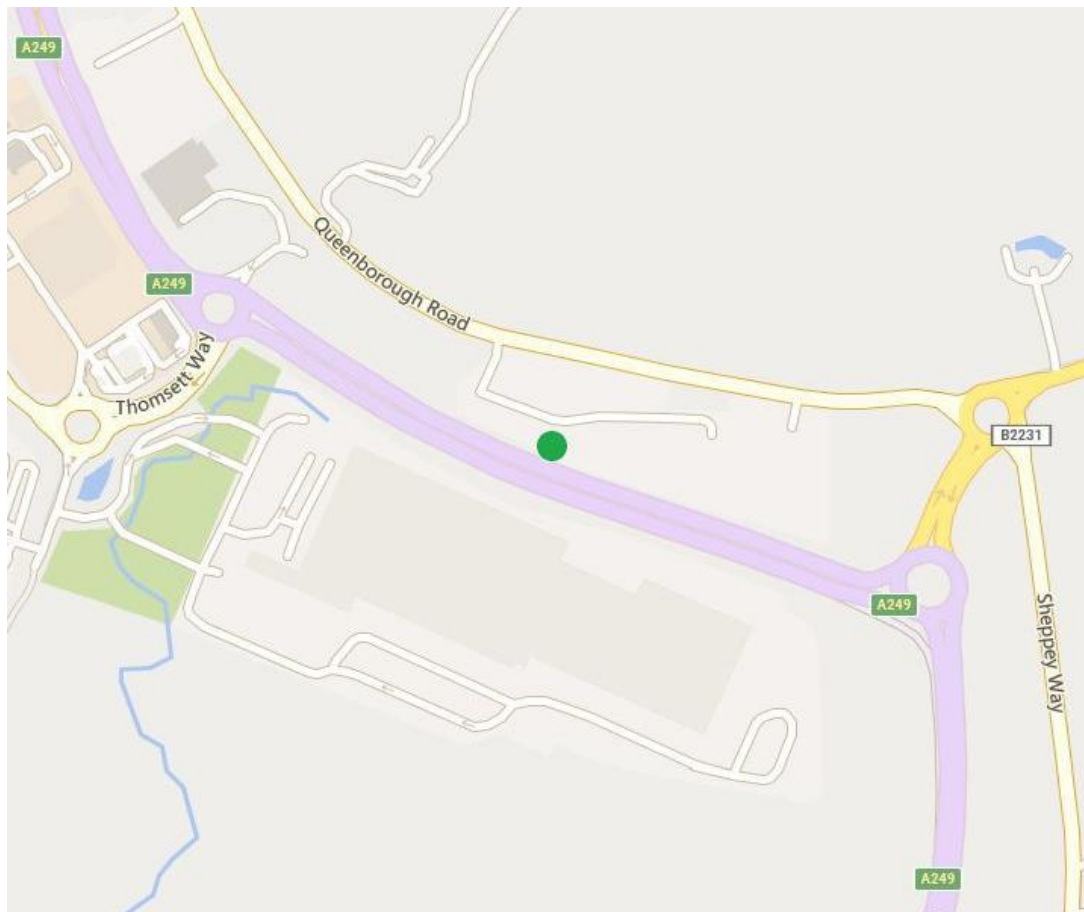


LOCATION:

Walbrook Business Park is directly adjacent to the A249, which means business units are both highly visible and easily accessible. Dual-carriageway direct from London to within 50m of Walbrook's entrance.

Major motorway links by car:

- M2 Junction 5 only 9 miles
- M20 Junction 7 only 14 miles
- M26 connection only 25 miles
- M25 Junction 5 only 33 miles



DESCRIPTION:

NOTE: As the units are not yet built, the main listing photo currently shows Phase 2 of Walbrook Business Park and is for indicative purposes only.

Following the success of the previous Phase 2 development, this detached, self-contained unit is part of the proposed Phase 3 development of Walbrook Business Park. The unit will be constructed of a steel frame with white cladding, a roller door and main entrance for personnel, with the capacity to have a first floor or mezzanine built in upon request.

4 parking spaces are included per unit, as well as designated space in front of the loading door.

There will be a Business Centre at the entrance of the park which will be the park's main reception. It will comprise of multiple meeting rooms for hire for the local community and tenants alike, plus a café, postal and admin services.

Walbrook is targeting an excellent BREEAM and EPC rating. The park will be fitted with multiple sustainability features including highly insulated buildings to reduce permeability, efficient heating and cooling systems and water-saving fixtures and fittings. Walbrook Business Park will be designed to be in keeping with the surrounding landscape. It will be a pleasant place to work and visit.

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ACCOMMODATION:

Block 7: 2,775 sq ft 257.8 sq m

Including WC, kitchen, LED lighting

Every unit has the capacity to have a mezzanine or first floor.

TERMS:

To let on a new Full Repairing and Insuring lease for a term to be agreed.

RENT:

From £14 per sq ft per annum exclusive

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

To be assessed.

EPC:

The Energy Performance Asset Rating for this property is awaited.

VIEWING:

Jonathan Creek

01622 944000

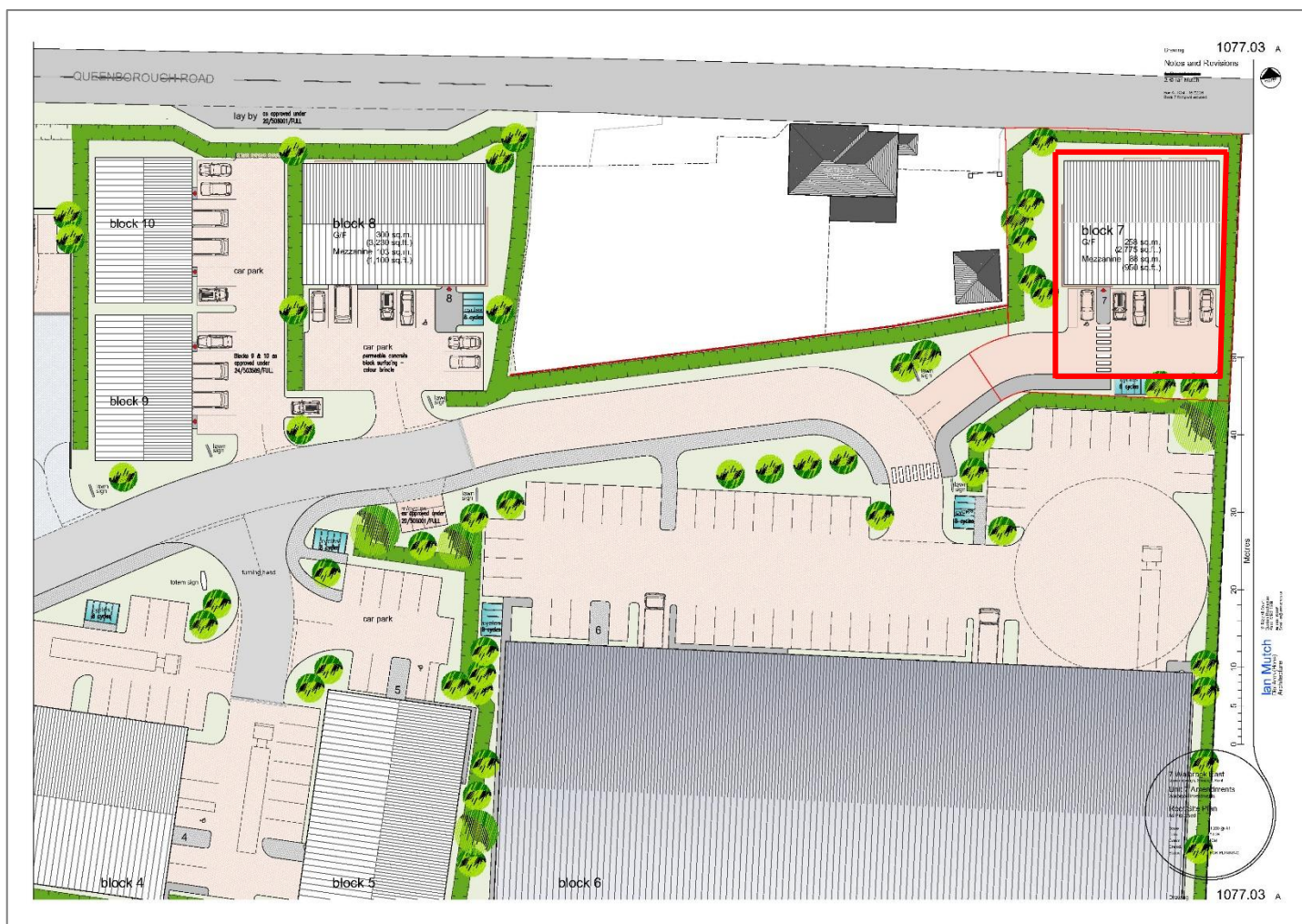
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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

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- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
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