

Precision 2 Industrial Estate, (Phase II)

Bingham Road, Eurolink 4, Sittingbourne, Kent, ME10 3TR



Business Units / Industrial / Offices
TO LET / FOR SALE

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Key Features

- New Build Units
- Rent From **£12.50** per sq ft or
For sale from **£200,000**
- New Leases Available
- EPC - 'B'
- Units From 759 sq ft
- LED Lighting

Description

NEW BUILD BUSINESS / INDUSTRIAL UNITS - TO LET

This development is the second phase of the successful Precision 2 Business Park Estate and provides new two storey business units from 759 sq ft over the two floors and will provide 8 units in total.

The units are constructed of a steel portal frame with insulated steel cladding and roofs, each benefiting from a loading door and a separate personnel door. Each unit will have ground floor storage/workshop area, WC, kitchenette and first floor open plan office/storage space with suspended ceiling, LED lighting and perimeter trunking.

Each unit has allocated car parking spaces.



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Accommodation

The units are constructed of a steel portal frame with insulated steel cladding and roofs, each benefiting from a loading door and a separate personnel door. Each unit will have ground floor storage/workshop area, WC, kitchenette and first floor open plan office/storage space with suspended ceiling, LED lighting and perimeter trunking. The properties have been measured on a Gross Internal Area (GIA) basis as follows:

Area	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft	Total Sq M	Availability
Unit 1A	759	759	1,518	141.02	Available
Unit 1B	759	0	759	70.5	Available
Unit 1C	759	0	759	70.5	Available
Unit 1D	759	759	1,518	141.02	LET
Unit 1E	705	705	1,410	130.99	LET
Unit 1F	700	700	1,400	130.06	Available
Unit 1G	700	700	1,400	130.06	Available
Unit 1H	700	700	1,400	130.06	LET
Total			10,164	944.21	

Rateable Value

Business Rates To Be Assessed

Legal Costs

Each side to bear its own legal and professional costs

Rent

Unit	Rent £ pa exclusive	Unit	Rent £ pa exclusive
Unit 1A	£19,000 pa or £300,000 Freehold	Unit 1E	LET
Unit 1B	£15,000 pa	Unit 1F	£17,500 pa or £200,000 Freehold
Unit 1C	£15,000 pa	Unit 1G	£17,500 pa or £200,000 Freehold
Unit 1D	LET	Unit 1H	LET

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

Service Charge to cover the upkeep and maintenance of the common estate.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Each unit has a Rating of "B" with scores from 26 - 32

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Location

The development is situated in a prominent location at the junction of Swale Way and Bingham Road on the highly successful Eurolink Business Park which has benefitted from the opening of the A249 distribution road providing direct access to the M2, M20, Sheerness Port and the national motorway network. Sittingbourne mainline train station and town centre is within 1 mile of the Estate.

What3words Location:- <https://w3w.co/dent.courier.poem>

Drive Time	Miles	Mins
Canterbury	16.5	30
Maidstone	14.2	23
M25, J1a (Dartford Crossing)	31.0	30

For all Viewings and Enquiries contact:



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SIBLEY PARES

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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



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