

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

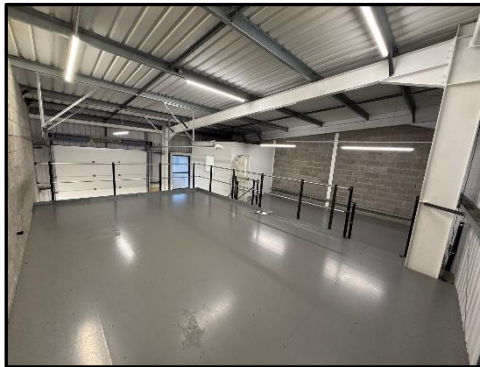
4 PRECISION 4 BUSINESS PARK, STYLES CLOSE SITTINGBOURNE, KENT ME10 3FZ

CoStar AWARDS

ANNUAL AWARDS

TOP AGENCY

2024
WINNER



**MODERN INDUSTRIAL/WAREHOUSE UNIT
1,001 SQ. FT. (93 M²)
+ MEZZ 687 SQ. FT. (64 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Precision 4 Business Park 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.

For location click line or copy & paste to your browser

<https://w3w.co/needed.adults.afford>

DESCRIPTION

Modern mid terraced industrial/warehouse unit constructed of a steel portal frame with insulated steel cladding and roofs. Salient features as follows:-

- Sectional loading door
- Separate personnel door
- Maximum eaves height of 6 m reducing to 5.5 m to the front
- Storage mezzanine with office area
- WC
- Kitchen area
- 2 car parking spaces + loading apron
- Available immediately

ACCOMMODATION

The property has the following gross internal area:-

Ground floor warehouse	1,001 sq. ft.	(93 m ²)
First floor storage mezzanine	687 sq. ft.	(64 m ²)

TERMS

The property is available to let on a new full repairing and insuring for a term to be agreed.

RENT

£22,000 per annum exclusive.

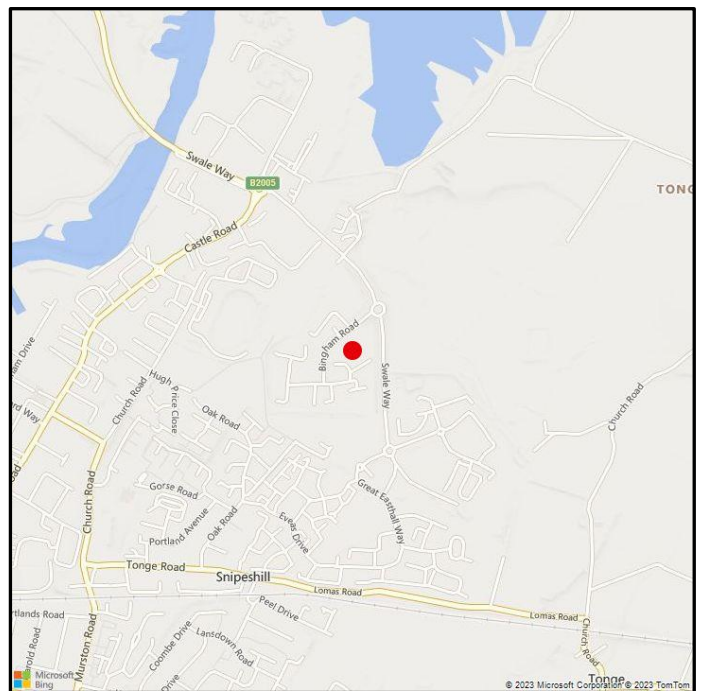
VAT

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.

LOCATION PLAN



BUSINESS RATES

From 01/04/2026 the Rateable Value is £13,000.

Note – small business relief may be available. Interested parties are advised to contact Swale Borough Council Council on 01795 424341 in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band B (28). Valid until 25/10/2027.

PLANNING

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

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

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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