

**UNIT 3 SAXON SHORE BUSINESS PARK, CASTLE ROAD,
EUROLINK, SITTINGBOURNE, KENT ME10 3EU**

*** AVAILABLE JUNE 2020 ***



INDUSTRIAL/WAREHOUSE/TRADE UNIT

2,526 SQ. FT. (234.7 M²)

PLUS FIRST FLOOR MEZZANINE

864 SQ. FT. (80.3 M²)

FOR SALE/TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

- A good location fronting Castle Road, Eurolink
- Fast access via B2005 to the A249
- Junction 5, M2 – 6 miles
- Junction 7, M20 – 12 miles
- Access to Sheerness Ports – 6.5 miles
- Sittingbourne town centre and railway station – 1 mile to the west

DESCRIPTION

The unit comprises an industrial/warehouse unit built in 2012. Salient features:-

- Modern profile cladding
- Double glazed windows and doors
- 6 metre eaves height (5.5 to haunch)
- Loading door
- First floor storage area
- Disabled WC
- Mains services
- Allocated car parking
- Available June 2020

ACCOMMODATION

Ground Floor	2,526 sq. ft.	(234.7 m ²)
First Floor	864 sq. ft.	(80.3 m ²)
Total	3,390 sq. ft.	(315.0 m²)

PURCHASE PRICE

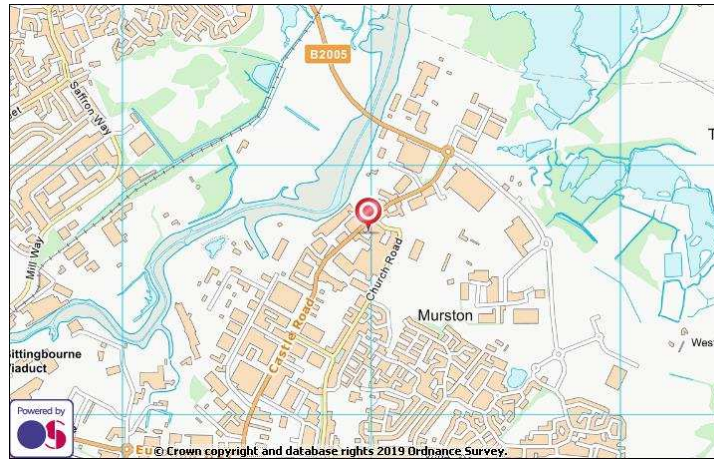
£400,000 for the freehold

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

LEASE

Alternatively, a new full repairing and insuring lease is available for a term to be agreed at a rental of **£26,000** per annum.

LOCATION PLAN



VAT

We are advised by our client that 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.

BUSINESS RATES

We understand that the current entry in the Rating List 2017 for the property is:-

Rateable Value £14,000

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate has been commissioned.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster
01634 668000

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 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

