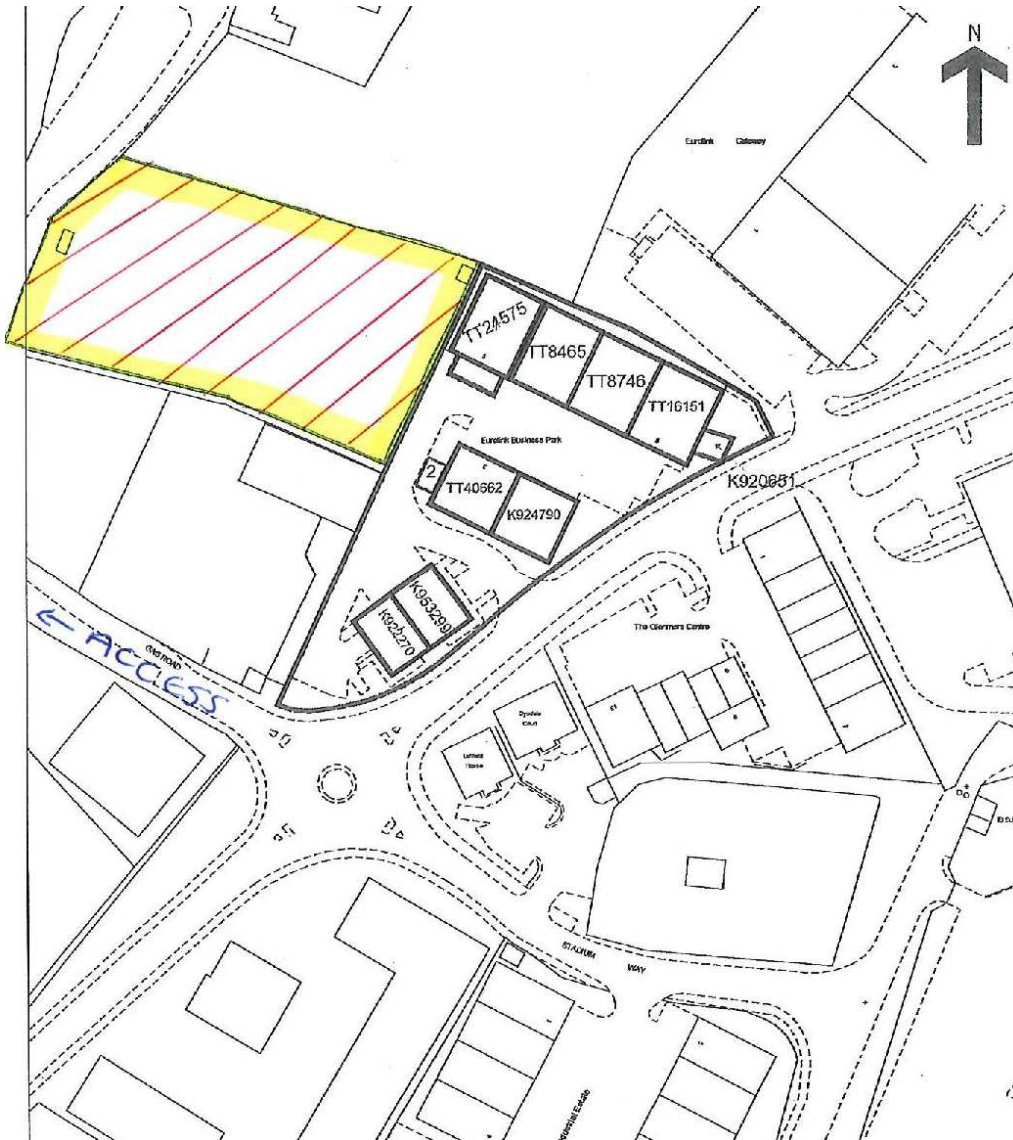


OPEN STORAGE YARD, CASTLE ROAD, EUROLINK, SITTINGBOURNE, KENT ME10 3EU

**** AVAILABLE APRIL 2020 ****



OPEN STORAGE YARD

APPROX. 47,196 SQ. FT. (1.08 ACRES)

TO LET

LOCATION

The yard is located to the rear of Saxon Shore Trade Park in Castle Road and is accessed off Gas Road. This is an established industrial location and offers good road access to the M2/M20 motorway via the A2/A249 and thereafter leading to the M26, M25 and Dartford Crossing. Eurolink is a modern business park with around 2 million sq. ft. of accommodation. There is direct access to the A249 dual carriageway via the Northern Relief Road/Kemsley (B2005). The A249 in turn connects with Junction 5 of the M2 (6 miles) and Junction 7 of the M20 (12 miles). All the usual facilities including a retail park, Morrisons supermarket and mainline railway station are located in Sittingbourne town centre.

DESCRIPTION

The plot is surfaced, fenced, gated and secure.

The site is let as seen. Services (water, electric, drainage) are not connected but may be available nearby for connection by an occupier if required.

ACCOMMODATION

Yard 47,196 sq. ft. (1.08 acres)

TERMS

A new lease is available for a term to be agreed.

RENT

£47,000 per annum exclusive.

LOCATION PLAN



LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

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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;
- 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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