

# TO LET

1 WATERVIEW BUSINESS PARK, CASTLE ROAD, EUROLINK,  
SITTINGBOURNE, KENT, ME10 3SQ

INDUSTRIAL/WAREHOUSE UNIT PLUS FIRST FLOOR OFFICE  
& MEZZANINE STORAGE  
2,502 Sq Ft (232.44 Sq M)

- Sectional goods loading door
- Approximately 6m eaves height
- Parking to the front
- First floor office with electric heating via air conditioning units
- Separate glazed personnel door
- <https://what3words.com/cling.movies.dozen>

01634 668000

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

**WATSON DAY**  
CHARTERED SURVEYORS

# 1 WATERVIEW BUSINESS PARK, CASTLE ROAD, EUROLINK, SITTINGBOURNE, KENT, ME10 3SQ

## Location

Waterview Business Park is situated on the eastern side of Castle Road within the Eurolink Industrial Estate. From Castle Road there is direct access via the Staplehurst Link Road to the A249 dual carriageway linking with Junction 5, M2 and beyond this Junction 7, M20. There is excellent access to the Channel Ports and Eurotunnel and also London, the M25 and the remainder of the national motorway network. Sheerness Docks with its deep water facilities is a short distance to the north via the A249.



## Description

The unit comprises a semi-detached industrial/warehouse unit. Salient features:-

- \* Steel portal framed warehouse
- \* Sectional goods loading door
- \* Separate glazed personnel door
- \* Approx. 6m eaves height
- \* Ground floor storage area
- \* First floor office with electric heating via air conditioning units
- \* First floor storage mezzanine
- \* Parking to the front

## Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
Ground floor warehouse	2,502	232.44
First floor office	1,043	96.89
Mezzanine storage	834	77.48

## Terms

A new full repairing and insuring lease is available for a term to be agreed.

## Rent

£34,000 per annum exclusive

## VAT

The property is elected for VAT

## Planning

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

## Service Charge

£900.00 per annum exclusive

## Business Rates

Rateable Value £32,750.

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

## Energy Performance Certificate

Band C (54). Valid until 27/06/2034.

## Legal Costs

Each party to bear their own legal costs

## Viewing

Via Sole Agents:-

Watson Day Chartered Surveyors  
01634 668000

**Kevin Dempster MRICS**  
07860 504620  
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