



**INDUSTRIAL/WAREHOUSE UNIT TO LET
(25% OFF FIRST YEAR SUBJECT TO LEASE TERMS AGREED)**

2,094 Sq Ft (194.53 Sq M)

TO LET

**C5 SMEED DEAN CENTRE, CASTLE ROAD, EUROLINK,
SITTINGBOURNE, KENT ME10 3EW**

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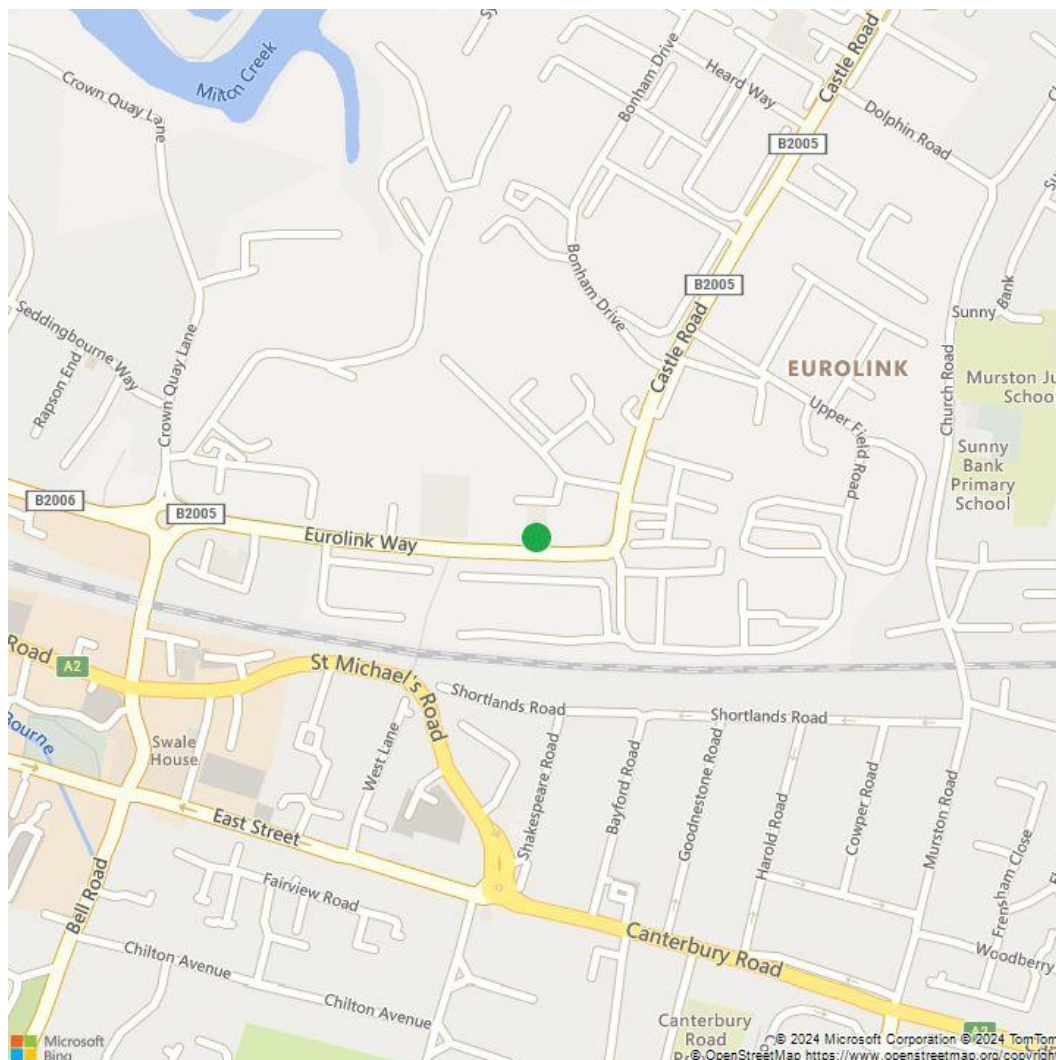
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The unit is located within the Smeed Dean Centre, in a very prominent position at the junction of Eurolink Way with Castle 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 2.5 million sq ft of accommodation and Smeed Dean enjoys visibility to both Eurolink Way and Castle Road. There is direct access to the A249 dual carriageway via the northern Rushenden Road/Kemsley. The A249 in turn connects with Junction 5, M2 (6 miles) and Junction 7, 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 unit is the prominent end unit contained in a terrace of 5 units.

- Previously used for trade sales
- Not available for motor trade use except at an increased rent
- Glazed double doors behind roller shutter
- Goods loading door to the front, 10' 3" (3.15m) wide x 9' (2.72m) high
- Separate personnel access doors to the front and rear
- Eaves height ranging between 3.3 - 4.9 m
- WC facilities
- 3 phase electricity and gas central heating
- Adjacent unit also available
- Car parking in front of the unit

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ACCOMMODATION:

The property has the following gross internal area:

Ground Floor:	1,652 sq ft	(153.5 sq m)
Mezzanine:	442 sq ft	(41.159 sq m)
Total:	2,094 sq ft	(194.6 sq m)

TERMS:

The property is available on a new lease for a term to be agreed, with 3 yearly rent reviews, on tenants full repairing and insuring terms.

RENT:

Non Motor Trade Use:

First year: £16,050.00 (25% discount on full rent subject to lease terms agreed)
£21,400.00 per annum exclusive from year 2.

Motor Trade Use:

First year: £18,457.50 (25% discount on full rent subject to lease terms agreed)
£24,610.00 per annum exclusive from year 2.

VAT is payable in addition to the rent and other charges. Rent payable monthly in advance.

ESTATE SERVICE CHARGE & BUILDINGS INSURANCE:

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate. This is £1,652 pa for the current Service Charge Year.
Buildings insurance: £483.21 pa

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Workshop & Premises
Rateable Value: £17,000

Potential applicants are advised to check with the Local Rating Authority Swale Borough Council (01795 424341) for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is Band C - 57 and is valid until 25th September 2028
The EPC for this property can be downloaded from Harrisons website.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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