



TO LET

4,300 - 6,781 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London



UNIT 1-5, EUROLINK INDUSTRIAL ESTATE, HEARD WAY, SITTINGBOURNE, KENT, ME10 3SA

***REDEVELOPMENT SCHEME - EARLY INCENTIVES
AVAILABLE***

Unit 3: 4,348 SQ FT (£55,000 pa)
Unit 5: 6,781 SQ FT (£82,000 pa)

Units available jointly or individually. Please enquire
direct for prices.

Heard Way is situated within the established Eurolink
Business Park, the principal industrial estate in
Sittingbourne. The estate benefits from excellent road
connections, with easy access to the M2 and M20 via the
A2/A249, linking onwards to the M26, M25 and Dartford
Crossing. Direct access to the A249 dual carriageway is
available via the Northern Relief Road/Kemsley,
providing quick routes to Junction 5 of the M2 (approx. 6
miles) and Junction 7 of the M20 (approx. 12 miles).
Sittingbourne town centre is close by, offering a wide
range of amenities including a retail park, Morrisons
supermarket and a mainline railway station.

Industrial/warehouse units of steel portal frame
construction, each benefiting from:

- Comprehensive refurbishment (to be completed)
- Ground floor warehouse space
- Roller shutter loading door
- 5.6m eaves height
- First-floor office accommodation
- WC facilities
- Allocated parking

Specification of works available upon request.

Location

The property is located at: Unit 1-5, Eurolink Industrial
Estate, Heard Way, Sittingbourne, Kent, ME10 3SA

Heard Way is situated within Eurolink Business Park,
Sittingbourne's principal industrial estate. The estate
benefits from excellent road connections, with access to
the M2 and M20 via the A2/A249, linking onwards to the
M26, M25 and Dartford Crossing. Direct access to the
A249 dual carriageway is available via the Northern Relief
Road / Kemsley, providing quick routes to Junction 5 of
the M2, approximately 6 miles away, and Junction 7 of
the M20, approximately 12 miles away.

Sittingbourne town centre is close by and offers a range
of amenities, including a retail park, Morrisons
supermarket and a mainline railway station.

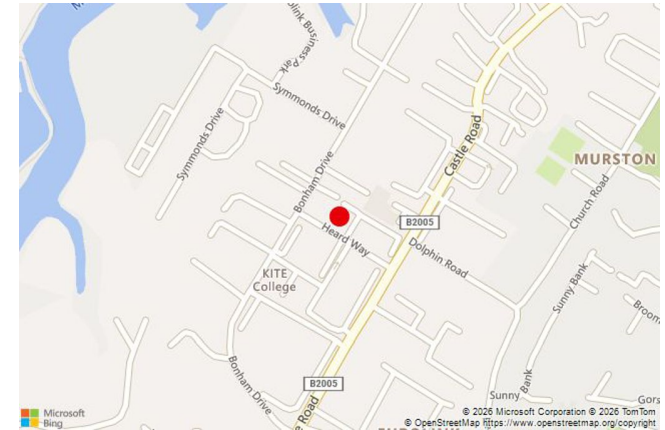
Nearby railway stations include:

Sittingbourne Station – approximately 0.7 miles

Kemsley Station – approximately 1.3 miles

Teynham Station – approximately 2.7 miles

Distances are stated as straight-line measurements from
the centre of the postcode.



Additional Information

Rent

Unit 3: 4,348 SQ FT (£55,000 pa)
Unit 5: 6,781 SQ FT (£82,000 pa)

Nick Brown
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