

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**3-5 HEARD WAY, EUROLINK
SITTINGBOURNE, KENT ME10 3SA**

*** TO BE COMPREHENSIVELY REFURBISHED ***



CGIs of proposed refurbishment

**INDUSTRIAL/WAREHOUSE UNITS
WITH FIRST FLOOR OFFICES
4,348 – 17,533 SQ. FT.
(403.93 – 1,628.82 M²)
AVAILABLE INDIVIDUALLY OR COMBINED
TO LET**

WATSON DAY
CHARTERED SURVEYORS

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watsonday.com

LOCATION

Heard Way is located within the substantial Eurolink Business Park, the main business park/industrial estate within Sittingbourne. It offers good road access to the M2/M20 motorway via the A2/A249 and thereafter leading to the M26, M25 and Dartford Crossing. There is direct access to the A249 dual carriageway via the Northern Relief Road/Kemsley. 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.

For location click line or copy & paste to your browser

<https://w3w.co/grace.oasis.showed>

DESCRIPTION

Three adjoining industrial/warehouse units of steel portal framed construction. Salient features for each unit as follows:-

- To be comprehensively refurbished
- Ground floor warehouse
- Roller shutter door
- Eaves height 5.6m
- First floor office
- WC
- Allocated parking

ACCOMMODATION (GIA)

UNIT	FLOOR	SQ. FT.	M ²	TOTAL
3	GF Warehouse FF Office	3,401 947	316 88	4,348
4	GF Warehouse FF Office	5,025 1,378	467 128	6,404
5	GF Warehouse FF Office	5,059 1,722	470 160	6,781

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

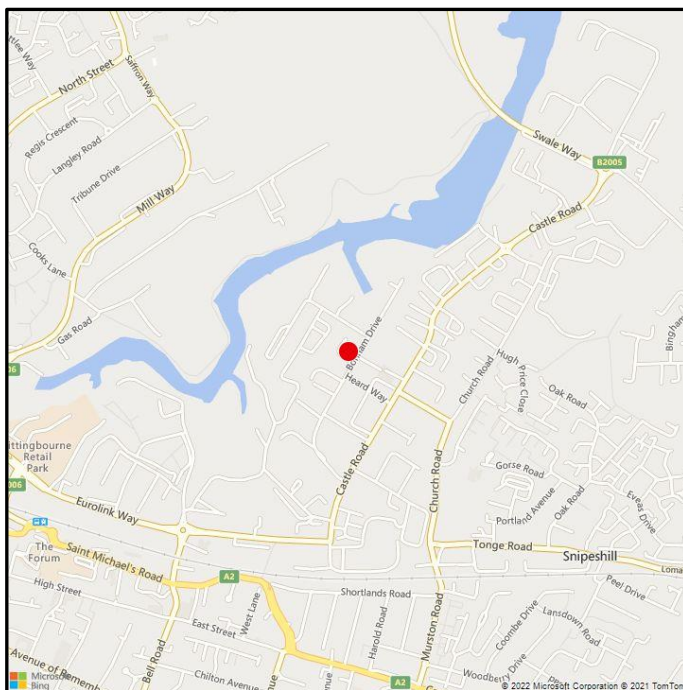
RENT

Unit 3	£48,000 per annum exclusive
Unit 4	£69,950 per annum exclusive
Unit 5	£75,000 per annum exclusive

VAT

We understand the property is elected for VAT and therefore VAT will be payable.

LOCATION PLAN



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

To be confirmed.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

To be reassessed following refurbishment.

PLANNING

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

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

kevindempster@watsonday.com

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 are give notice that:

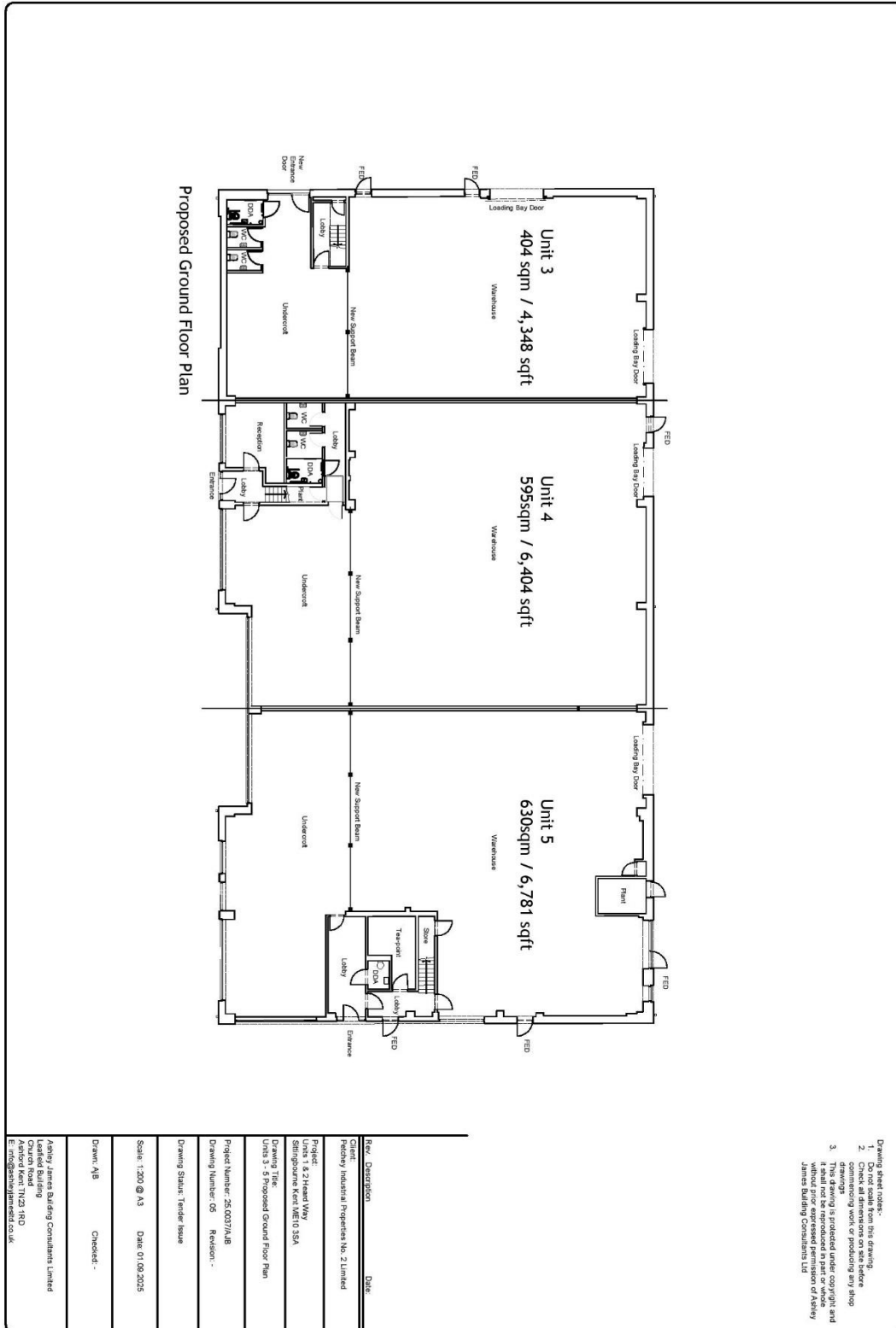
- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been 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



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Proposed Floor Plans

Ground Floor



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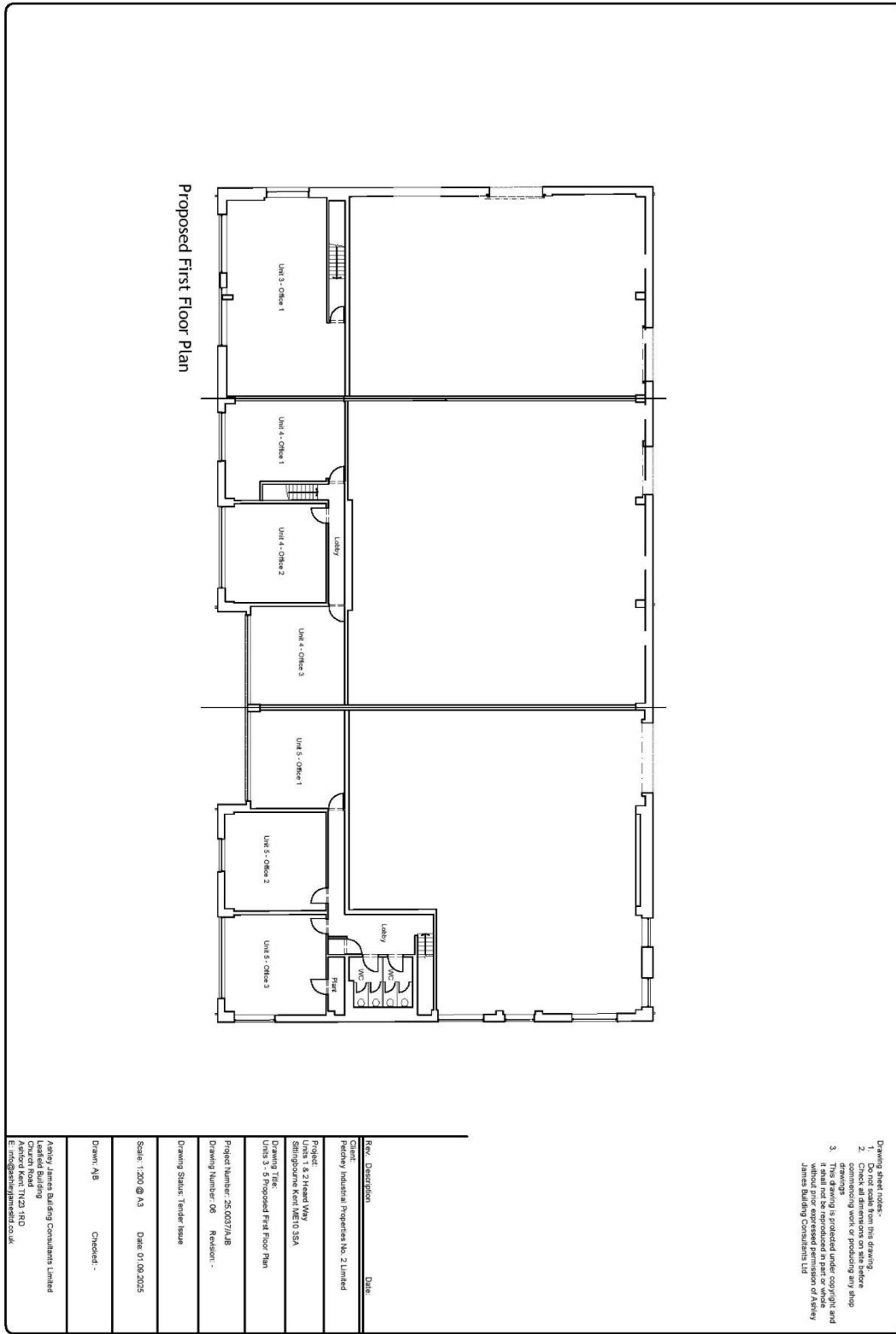
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First Floor



Drawing sheet notes:
 1. Do not scale from this drawing.
 2. All dimensions are in millimetres.
 3. This drawing is protected under copyright and without prior expressed permission of Arvey James Building Consultants Ltd

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