

Unit 20, Precision 2 Business Park Eurolink 4

Bingham Road, Sittingbourne, Kent, ME10 3TR



Industrial Unit To Let

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Key Features

- Recently Built Unit
- £18,750 per annum
- New Lease Available
- EPC - 'B'
- 6m Eaves
- LED Lighting

Description

RECENTLY BUILT BUSINESS / INDUSTRIAL UNIT - TO LET

Unit 20 is an end of terrace unit on the popular Precision 2 Business Park in Sittingbourne. This development follows on from the successful Precision 4 Business Park Estate and provides a new estate of small units and provides 20 units from approximately 1,001 - 6,728 sq ft.

Accommodation

The unit is constructed of a steel portal frame with insulated steel cladding and roof, benefiting from sliding sectional loading door and a separate personnel door. The unit has a maximum eaves height of 6.0 metres reducing to 5.5 metres to the front. The unit has WC and kitchen facilities installed and mezzanine floor fitted to the rear.

The unit has 4 allocated car parking spaces.

The properties have been measured on a Gross Internal Area (GIA) basis as follows:

Area	SqFt	SqM
Ground Floor	1,001	93.00
First Floor	495	46.00
Total	1,496	138.98

Rateable Value

RV £17,500 @ 49.9p in the £

Rates payable £8,732.50 for the year 2025/26

Rent

£18,750 Per Annum Exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

VAT

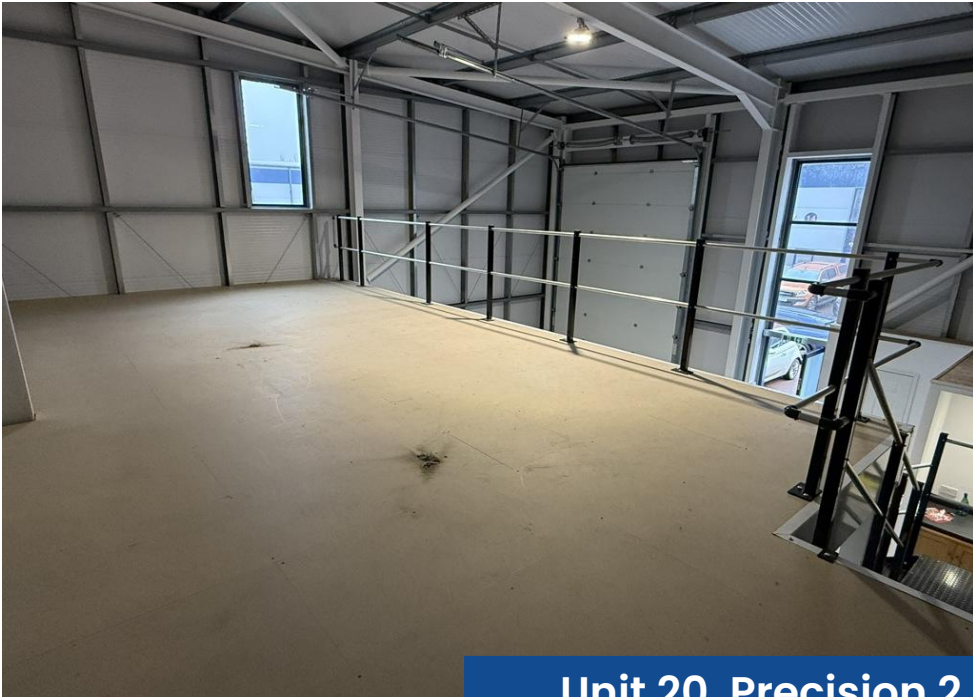
Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

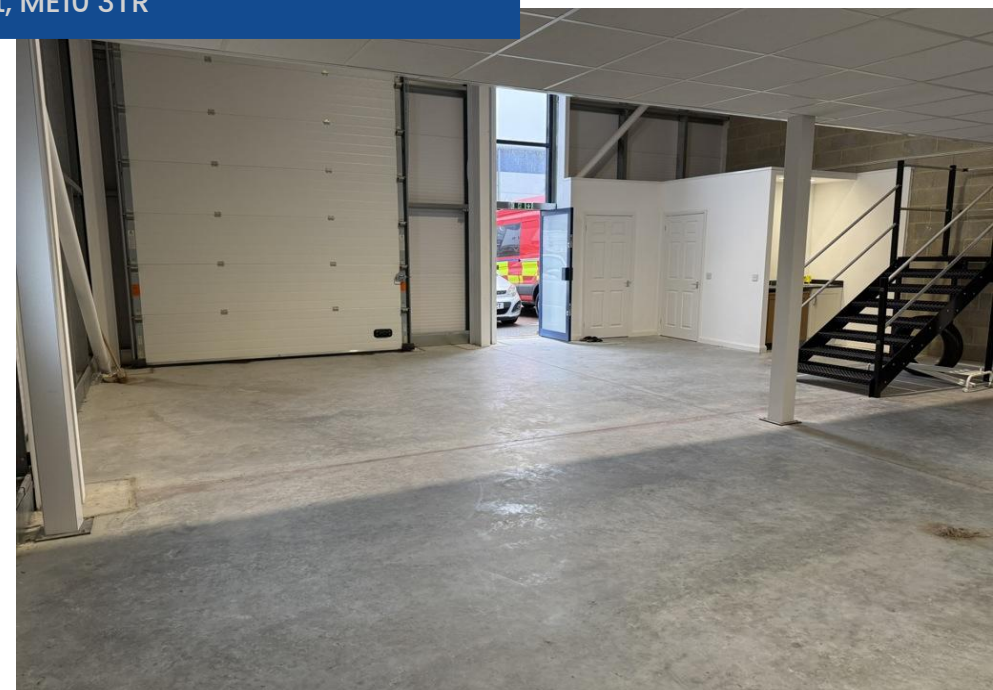
Rating (B) 36

Legal Costs

Each side to bear its own legal and professional costs



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Location

The development is situated in a prominent location at the junction of Swale Way and Bingham Road on the highly successful Eurolink Business Park which has benefited from the opening of the A249 distribution road providing direct access to the M2, M20, Sheerness Port and the national motorway network. Sittingbourne mainline train station and town centre is within 1 mile of the Estate.

What3words Location:- <https://w3w.co/coherent.handy.decent>

For all Viewings and Enquiries contact:



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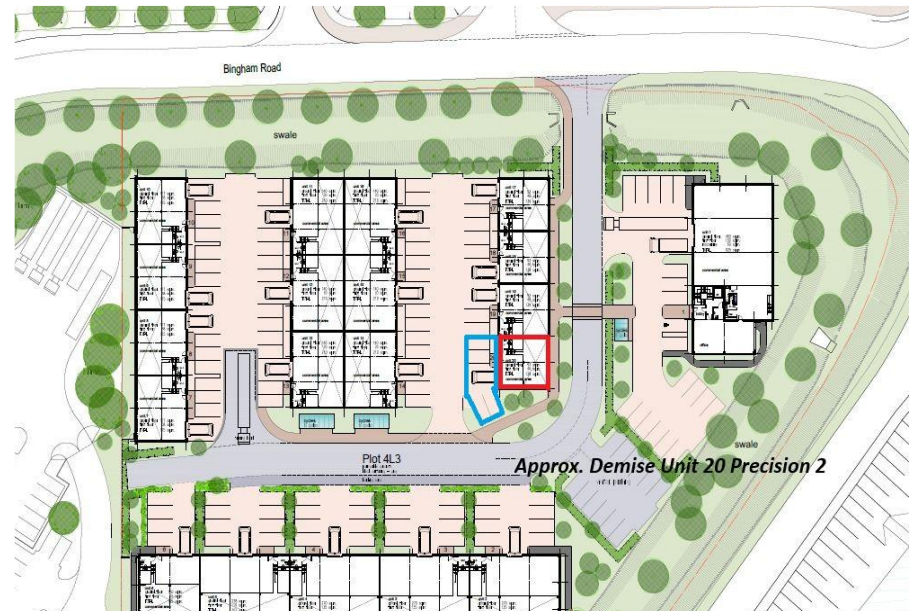
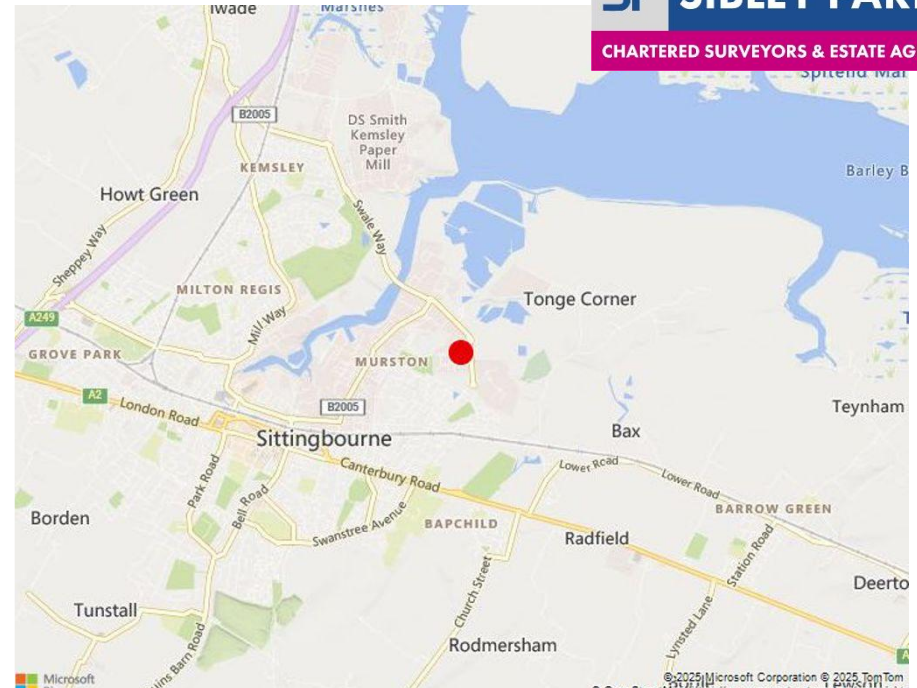


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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.