



NEW BUSINESS UNITS TO LET OFFICE/INDUSTRIAL

1,410 - 1,518 Sq Ft (130.99 - 141.02 Sq M)

**PRECISION 2 BUSINESS PARK, PHASE 2, EUROLINK 4,
SITTINGBOURNE, KENT ME10 3TR**

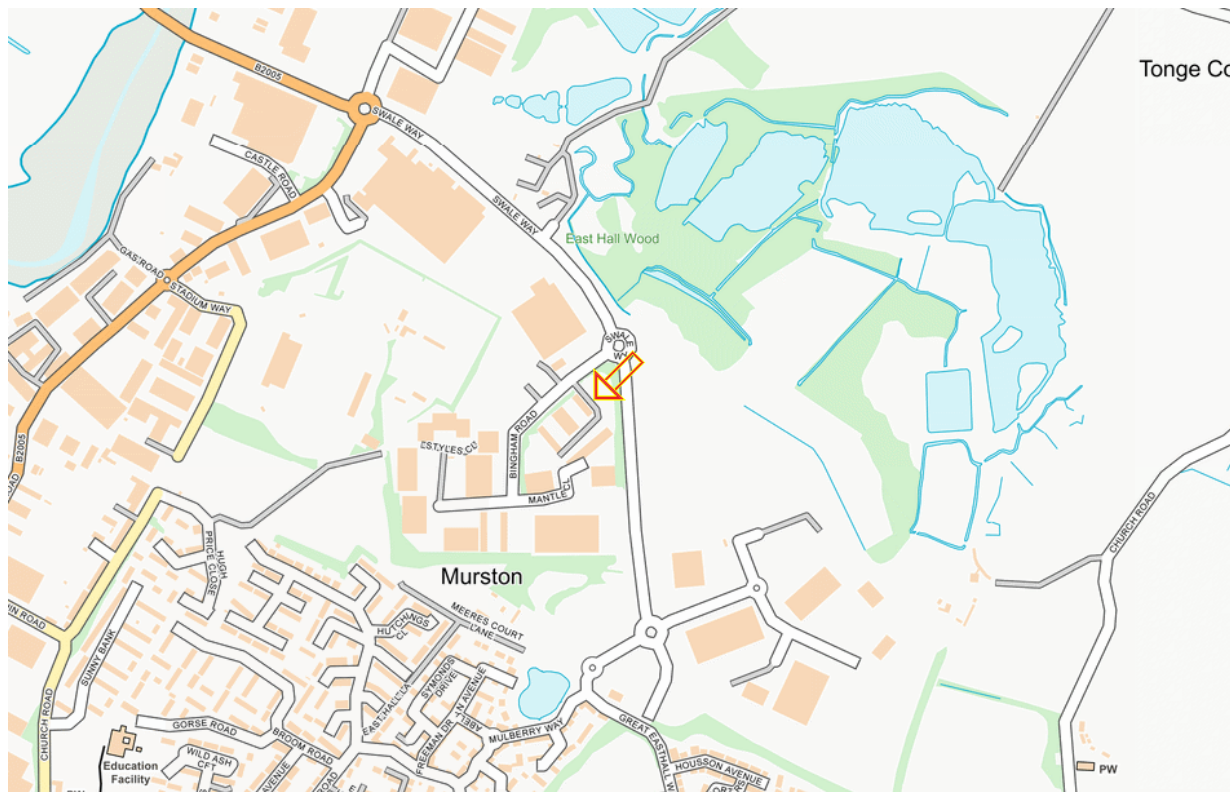
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



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 benefitted 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.



DESCRIPTION:

This development is the second phase of the successful Precision 2 Business Park Estate and provides new two storey business units from 1,400 sq ft over the two floors and will provide 8 units in total. The units are constructed of a steel portal frame with insulated steel cladding and roofs, each benefitting from a loading door and a separate personnel door. Each unit will have ground floor storage/workshop area, WC, kitchenette and first floor open plan office/storage space.

Each unit has car parking spaces.

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ACCOMMODATION:

	Ground Floor	First Floor Approx	Total Gross Internal Area
Unit 1A.	759 sq ft(70.5 sq m)	759 sq ft (70.5 sq m)	1,518 sq ft (141 sq m)
Unit 1B.	759 sq ft(70.5 sq m)	759 sq ft (70.5 sq m)	1,518 sq ft (141 sq m)
Unit 1C.	759 sq ft(70.5 sq m)	759 sq ft (70.5 sq m)	1,518 sq ft (141 sq m)
Unit 1D.	759 sq ft(70.5 sq m)	759 sq ft (70.5 sq m)	1,518 sq ft (141 sq m)
Unit 1E.	705 sq ft (65.53 sq m)	705 sq ft (65.53 sq m)	1,410 sq ft (131 sq m)
Unit 1F.	700 sq ft (65.08 sq m)	700 sq ft (65.08 sq m)	1,400 sq ft (130 sq m)
Unit 1G.	700 sq ft (65.08 sq m)	700 sq ft (65.08 sq m)	1,400 sq ft (130 sq m)
Unit 1H.	700 sq ft (65.08 sq m)	700 sq ft (65.08 sq m)	1,400 sq ft (130 sq m)

TERMS:

Each unit is to let on a new full repairing and insuring lease for a term to be agreed.

RENT/PRICE:

Unit 1A	£19,000 per annum exclusive
Unit 1B	£19,000 per annum exclusive
Unit 1C	£19,000 per annum exclusive
Unit 1D	£19,000 per annum exclusive
Unit 1E	£17,500 per annum exclusive
Unit 1F	£17,500 per annum exclusive
Unit 1G	£17,500 per annum exclusive
Unit 1H	£17,500 per annum exclusive

LEGAL COSTS:

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

PLANNING & BUILDING REGULATIONS:

Planning has been applied on this development.

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:

Business rates to be assessed.

EPC:

The Energy Performance Asset Rating for this property is The Energy Performance Asset Rating for this property is to be assessed.

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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