



INDUSTRIAL/WAREHOUSE UNIT

762 Sq Ft (70.79 Sq M)

TO LET

**28 CHURCH ROAD BUSINESS CENTRE, CHURCH ROAD,
SITTINGBOURNE, KENT ME10 3RS**

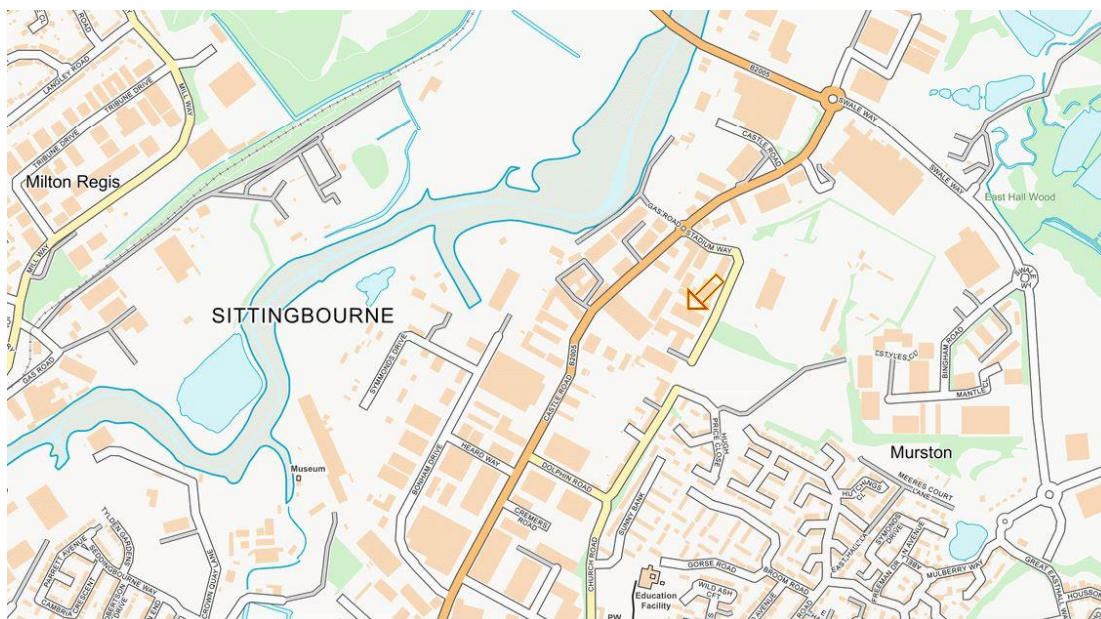
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LOCATION:

The Church Road Business Centre is situated just off Castle Road, being the main spine road for the Eurolink Estate. To the south is Sittingbourne town centre and mainline railway station whilst to the north and west is Swale Way, the northern relief road providing direct access to the A249 north to Sheerness and south to J5 M2, J7 M20 and Maidstone.



DESCRIPTION:

The premises comprise a steel portal frame mid terraced unit with brick lower elevations to a height of approximately 6' 6" (2m) and clad to the remainder of the upper elevations and roof with profiled and insulated steel panelling incorporating translucent rooflights. The internal clear height to underside of the eaves is 15' 6" (4.7m). Access at the front is via an up and over steel panel door 9' 6" (2.9m) wide x 14' (4.2m) high, with a separate personnel door and, to the rear, a fire escape door.

Internally the unit is full open space, 3 phase electricity and has a concreted floor. The landlord is currently refurbishing the building with works to include low energy LED lighting, new wc sanitaryware and waste drainage, a new water heater and redecoration.

To the front is parking for two vehicles.

ACCOMMODATION:

Ground Floor:

Total floor area: 762 sq ft (70.8 sq m)

UTILITIES:

The unit has three phase electricity, water and drainage.

TERMS:

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

Tenant to pay own utility bills.

A deposit equal to 3 months rent will be required.

The lease does not provide security of tenure.

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RENT:

£11,100 per annum (£925.00 pcm).

VAT:

VAT is payable in addition to the rent and other costs.

LEGAL COSTS:

A charge (£TBC) will be made on the incoming tenant for the standard tenancy documentation, subject strictly to credit references.

PLANNING & BUILDING REGULATIONS:

The last occupier used the premises for steel fabrication and engineering but 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:	Store and Premises
Rateable Value:	£7,500
UBR in £:	49.9p
Rates Payable:	Potentially nil. Where the rateable value is £12,000 or below there is currently an exemption where the unit is the occupiers only property. This exemption may not apply to a freeholder who is seeking a tenant. The full Business Rate is £3,742.50.

Potential applicants are advised to check with the Local Rating Authority, Swale Borough Council, to check the above information is correct.

EPC:

The Energy Performance Asset Rating for this property is currently Band E (118), but the owner is currently undertaking improvement works, following which a new improved EPC will be obtained. Further details are available from Harrisons if required.

VIEWING:

Mr Jeremy Wilton
01634 265900
jwilton@harrisons.property

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- 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.
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