



INDUSTRIAL/WAREHOUSE UNIT FOR SALE

2,080 - 3,957 Sq Ft (193.23 - 367.61 Sq M)

UNIT 8, CASTLEACRES INDUSTRIAL PARK, CASTLE ROAD,
SITTINGBOURNE, KENT ME10 3RZ

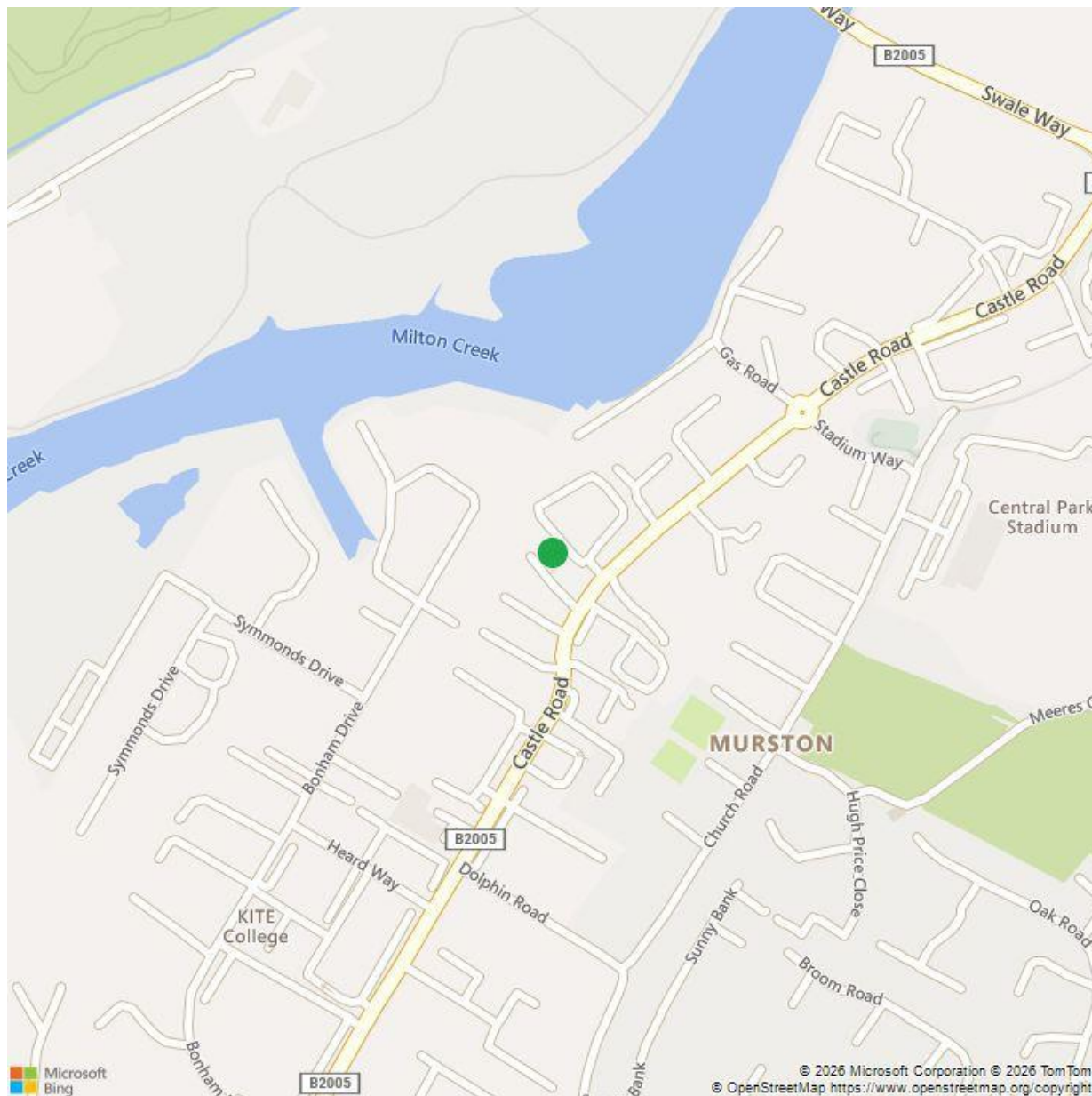
www.harrisons.property

PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The premises occupy a prominent position accessed via Castle Road within the popular Eurolink Business Park. From Castle Road, there is direct access via the Staplehurst Link Road to the A249 dual carriageway linking with Junction 5, M2 and beyond this Junction 7, M20. There is excellent access to the Channel Ports and Eurotunnel and also London, the M25 and the remainder of the national motorway network. Sheerness Docks is a short distance to the north via the A249. Sittingbourne town centre and mainline railway station are approx. 1 mile (1.6km) to the south.



DESCRIPTION:

The unit comprises a mid terraced industrial/warehouse unit. Features include:

- Steel portal framed warehouse
- Full size loading door
- Ground floor warehouse/workshop
- Ground floor & first floor office
- Mezzanine level
- WC & kitchen
- 3 phase power
- Allocated car parking & goods loading facilities

www.harrisons.property

Unit 7 is also being sold so there is a possibility to sell unit 7 & 8 together to form one larger unit, although there is currently a dividing wall between the two.

ACCOMMODATION:

All areas gross internal and approximate

Ground floor:... 2,080 sq ft.... (193.23 sq m)
First floor:.....1,877 sq ft.....(174.38 sq m)
TOTAL:..... 3,957 sq ft.... (367.61 sq m)

SERVICES:

Mains 3 phase electricity
Mains gas
Mains water
Mains drainage

TERMS:

Freehold for sale.

RENT/PRICE:

£460,000 Freehold

LEGAL COSTS:

Each party to be responsible for their own legal costs.

PLANNING & BUILDING REGULATIONS:

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: Warehouse and Premises
Rateable Value (2026): £25,250
UBR in £: 43.2p

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

EPC:

The Energy Performance Asset Rating for this property is Band C - 62.

VIEWING:

Jonathan Creek
01622 944000
jcreek@harrisons.property

Louise Cousin
01622944001
lcousin@harrisons.property

www.harrisons.property

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.

Ref: 15/09/26 / / 2167