

FOR SALE OR TO LET

Mainstream House, Bonham Drive

Eurolink Industrial Estate, Sittingbourne, KENT ME10 3RY

DETACHED WAREHOUSE WITH OFFICES PARKING AND YARD



- Substantial Warehouse with excellent offices/ training rooms
- 8.2m eaves
- Considered suitable for various uses STP
- Warehouse approx 20,735 sq ft Office 4547 sq ft
- Located on the popular Eurolink Business Park
- Parking for 21 vehicles to front, plus further to side
- Fenced and enclosed rear yard, access via both sides
- Site approx 1.28 Acres

TO LET
FOR SALE

£235,000 per annum exclusive OR
£3,800,000 freehold

Location

The premises are situated on the popular Eurolink Industrial Park lying just to the North of Sittingbourne Town Centre. Eurolink has seen significant development over the last 45 years with seeing the Business Park grow to in excess of 200 Acres.

The mainline Railway station providing fast links to London along with the Town Centre and new shopping areas and Hotel are approximately one mile away.

The unit is on the western side of Bonham Drive opposite Heard Way.

Description

A substantial detached industrial/warehouse building with ancillary offices and meeting rooms along with staff facilities. There is a car park providing 21 spaces to the front and side and providing vehicle access along both elevations to the rear fence enclosed yard.

The ground floor offices have suspended ceilings with integrated lighting, telephone and data facilities, some have the benefit of ceiling mounted cassette air conditioning (none of the services have been tested).

There is a full length canopy across the rear elevation under which access to the unit is provided by two electric roller shutter doors approx 3.48m wide and 4.78m high.

The industrial area is mainly open plan with a max eves height of 8.2m with high bay lighting and hot air gas blower heating. There are also additional partitioned offices, store room and a room previously used as a staff canteen.

Externally the fence enclosed rear yard is almost fully hard surfaced providing good vehicle access to warehouse and additional parking.

The premises were previously used as a training facility but considered suitable for many other uses subject to usual consents. Viewing essential to appreciate facilities.

Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

Accommodation

| | | |
|----------------------|-------------|--------------|
| Office/Ancillary | 422.4 sq m | 4545 sq ft |
| Industrial/warehouse | 1926.4 sq m | 20,728 sq ft |

Enclosed parking area
to rear of premises.

Total 2,348.80 25,273

Use

Class D1 B1 B8 (or other uses may be considered subject to Planning).

Rental

£235,000 per annum exclusive of all usual outgoings

Alternatively

FOR SALE

Offers in the region of £3,800,000 subject to contract only for our clients freehold interest with vacant possession

PROOF OF FUNDS WILL BE REQUIRED IN THE USUAL WAY.

Rates

Interested parties should contact Swale District Council for verification.

EPC

Available upon request

Legal Costs

Each party is to pay their own legal costs.

VAT

We understand that the property is elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Swale District Council

Viewings

All viewings are strictly by appointment through agents Azure Property Consultants Ltd.

For further information please contact:

Azure Property Consultants Ltd

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