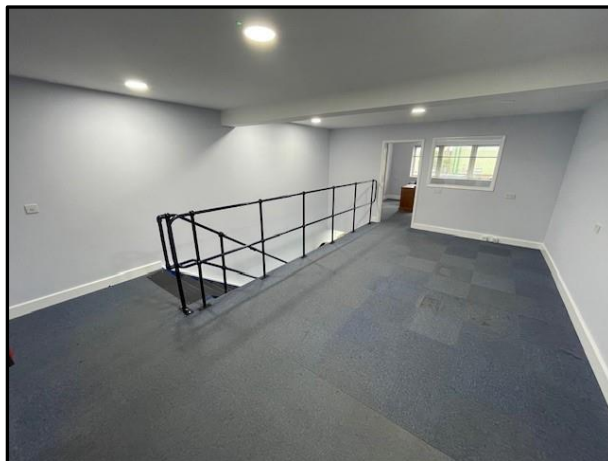
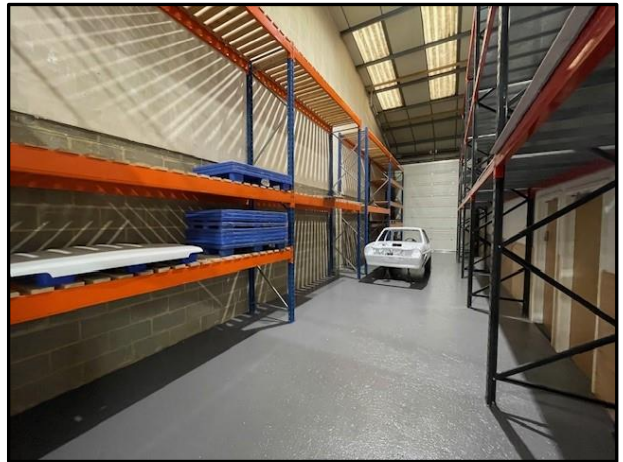


7 ANCHOR BUSINESS PARK, CASTLE ROAD, EUROLINK, SITTINGBOURNE, KENT ME10 3AE



**WELL LOCATED WAREHOUSE/INDUSTRIAL UNIT
2,551 SQ.FT. (237 M²)
+ MEZZANINE STORE/FIRST FLOOR OFFICE 1,798 SQ.FT. (167 M²)
FOR SALE/TO LET**

LOCATION

The unit forms part of the Anchor Business Park which is directly accessed from Castle Road, the main spine road within the established Eurolink Business Park. This is therefore a very accessible location with good access to Junction 5, M2 via the A249 and thereafter Junction 7, M20. Eurolink is an established business park with in excess of 2 million sq. ft. of warehouse, industrial and office accommodation. The Sittingbourne Northern Relief Road, A2005 leads directly via Kemsley to the Grovehurst Junction of the A249.

For location click line or copy & paste to your browser
<https://w3w.co/rocky.things.keep>

DESCRIPTION

The unit comprises a mid terraced warehouse/industrial unit. Salient features:-

- Constructed of steel portal frame
- Eaves height 6 metres
- Sectional goods loading door
- LED lighting
- Male & female WCs
- Allocated car parking
- Available now

ACCOMMODATION

The approximate gross internal area is as follows:-

Ground Floor		
Stores/Office	2,551 sq. ft.	(237 m ²)
Mezz Store/First Floor		
Office	1,798 sq. ft.	(167 m ²)

LEASE

A new full repairing and insuring lease for a term to be agreed.

RENT

£32,000 per annum exclusive

PRICE

£475,000 for the freehold interest.

VAT

We are advised the property is elected for VAT and therefore VAT will be payable on the rent and other costs.

LOCATION PLAN



ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £18,750.

PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band E (103). Valid until 11/02/2028.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

01634 668000/07860 504620

kevindempster@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01634 668000