

**17 GLENMORE BUSINESS PARK, CASTLE ROAD,  
EUROLINK, SITTINGBOURNE, KENT ME10 3FX**



**RECENTLY BUILT  
INDUSTRIAL/WAREHOUSE UNIT  
1,109 SQ. FT. (103 M<sup>2</sup>)**

**TO LET**

## LOCATION

The unit is located within the recently developed Glenmore Business Park, in a very prominent position on Castle Road. This is an established industrial location and offers good road access to the M2/M20 motorway via the A2/A249 and thereafter leading to the M26, M25 and Dartford Crossing. Eurolink is a modern business park with around 2 million sq. ft. of accommodation. There is direct access to the A249 dual carriageway via the Northern Relief Road/Kemsley. The A249 in turn connects with Junction 5 of the M2 (6 miles) and Junction 7 of the M20 (12 miles). All the usual facilities including a retail park, Morrisons supermarket and mainline railway station are located in Sittingbourne town centre.

For location click line or copy & paste to your browser

<https://w3w.co/hangs.clown.wings>

## DESCRIPTION

The unit is contained within a terrace of 4 units. Salient features as follows:-

- 6m internal eaves height
- 15 kN/m<sup>2</sup> ground floor loading capacity
- Sectional roller shutter loading door
- High quality trapezoidal cladding systems to roof and walls
- 10% daylight roof panels
- First floor offices
- 2 allocated parking spaces

## ACCOMMODATION

The property has the following gross internal area:-

Ground Floor	741 sq. ft.	(69 m <sup>2</sup> )
First Floor Office	368 sq. ft.	(34 m <sup>2</sup> )
<b>Total</b>	<b>1,109 sq. ft.</b>	<b>(103 m<sup>2</sup>)</b>

2 allocated car parking spaces

## TERMS

The property is available to let on a new lease for a term to be agreed.

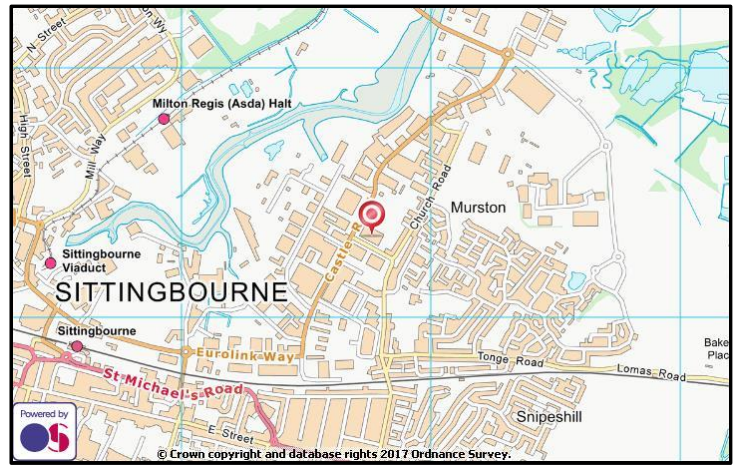
## RENT

£14,500 per annum exclusive

## VAT

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

## LOCATION PLAN



## 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

The VOA website notes that the entry in the Rating List 2023 is Rateable Value £13,750.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The property has been rated Band C (70) and is valid until 10.10.2027. The EPC is available to view upon request.

## PLANNING

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

[kevindempster@watsonday.com](mailto: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**