

TO LET

1,652 Sq Ft

- Stepped Rent Year 1: £19,825 pa | Year 2: £20,650 pa | Year 3: £21,500 pa
- Dedicated WC and Kitchen
- Trade counter entrance with practical layout
- Rear office accommodation plus mezzanine storage
- Prominent, highly visible position at Eurolink Way / Castle Road junction
- Excellent road connectivity - quick access to A249, M2 (J5 ~6 miles) and M20 (J7 ~12 miles)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT C5, SMEED DEAN CENTRE, CASTLE ROAD, SITTINGBOURNE, KENT, ME10 3EW

Stepped rent incentives are available, with rent from **£19,825 per annum** in Year 1, rising to **£20,650 per annum** in Year 2 and **£21,500 per annum** in Year 3.

Unit C5 provides approximately **1,652 sq ft** of industrial / warehouse accommodation within the established **Smeed Dean Centre** in Sittingbourne.

The unit benefits from a practical layout including a **trade counter entrance**, rear office accommodation, mezzanine storage, dedicated WC facilities and kitchen provision. The space is well suited to a range of warehouse, storage, light industrial, trade counter or showroom uses, subject to lease terms and any consents required.

The property occupies a prominent and highly visible position at the junction of **Eurolink Way and Castle Road**, within the wider Eurolink business park.

Location

Smeed Dean Centre is located at the prominent junction of **Eurolink Way and Castle Road** in Sittingbourne.

The property sits within **Eurolink**, a modern business park totalling approximately **2.5 million sq ft**, and benefits from excellent access to the wider motorway network.

The estate provides direct access to the **A249 dual carriageway** via northern Rushenden Road / Kemsley, connecting to **Junction 5 of the M2**, approximately **6 miles** away, and **Junction 7 of the M20**, approximately **12 miles** away. These routes provide onward access to the **M26, M25 and Dartford Crossing**.

Sittingbourne town centre is nearby, offering a range of amenities including a retail park, Morrisons supermarket and a mainline railway station.

Nearby railway stations include:

Sittingbourne Station – approximately 0.5 miles

Kemsley Station – approximately 1.5 miles

Teynham Station – approximately 2.7 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **1,652 sq ft (153 sq m)** of industrial / warehouse accommodation with rear office accommodation and mezzanine storage.

VAT

Property is elected for VAT

Planning Information

E(g), B2, B8. Prospective parties to rely on their own enquiries

Service Charge

£1,712.44 Per Annum

Additional Information

Rent

£19,825 Per Annum

EPC

C

Viewing

Strictly by appointment through Petchey Holdings.

Nick Brown

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