



TO LET

1,657 Sq Ft

- 25% off 1st year subject to covenant and lease terms

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT C2, SMEED DEAN CENTRE, CASTLE ROAD, SITTINGBOURNE, KENT, ME10 3EW

25% off first year rent, subject to covenant and lease terms. Unit C2 comprises a well-located industrial / warehouse unit within the established **Smeed Dean Centre, Eurolink, Sittingbourne**. The property offers clear-span warehouse accommodation with an eaves height ranging from approximately **3.3m to 4.9m**, making it suitable for a variety of industrial, warehouse and business uses, subject to any necessary consents.

The unit forms part of a terrace of five units and is **to be refurbished**. It benefits from a **front loading door**, **separate rear personnel entrance**, **WC facilities**, and **car parking directly in front of the unit**, providing practical and functional accommodation in an established commercial location.

Location

The property is situated at **Smeed Dean Centre, Castle Road, Eurolink, Sittingbourne, Kent, ME10 3EW**. Eurolink is one of Sittingbourne's established commercial locations, and the property benefits from convenient access to the local road network and nearby rail services. **Sittingbourne Station** is approximately **0.5 miles** away, with **Kemsley Station** approximately **1.5 miles** away and **Teynham Station** approximately **2.7 miles** away.

Legal Costs

Each party will bear their own legal costs.

Accommodation

The property has an approximate Gross Internal Area of **1,669 sq ft (155 sq m)**.

VAT

VAT may be applicable.

Planning Information

Interested parties are advised to make their own enquiries with the local planning authority to confirm that their proposed use is acceptable.

Service Charge

Further information is available upon request.

Additional Information

Rent

£1,652 Per Month

Viewing

Strictly by appointment through Petchey or our joint letting agents.

Nick Brown

nbrown@petchey.co.uk

