

Units 7 – 9 Castle Road Technical Centre

Eurolink, Sittingbourne, Kent, ME10 3RG



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Industrial / Warehouse Investment FOR SALE

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Key Features

- Freehold Industrial For Sale
- Potential To Refurbish and Add Value
- Part-Let Producing £15,900 per annum
- EPC – C
- 3 Phase Electricity
- Class E, B2 & B8 Consent

Description

FREEHOLD INDUSTRIAL OPPORTUNITY -- PART LET -- IDEAL FOR INVESTOR OR OWNER OCCUPIER -- FOR SALE

Units 7 - 9 Castle Road are situated on the Eurolink estate in Sittingbourne. Units 8 & 9 were previously owner-occupied and are being offered with vacant possession. Unit 7 is currently let and producing £15,900 per annum income making this an attractive proposition for either an investor or an owner-occupier to have their own space and also generate income with the opportunity for future growth if the tenant were to vacate the unit in the future.

The Units form a detached terrace of three units and are of steel portal frame construction with brick elevations to approximately 2m under profile sheet cladding to the main elevations and roof, with 5% translucent roof lights. The properties benefit from 3-phase power, manual roller shutter doors on each unit, 3 parking spaces per unit plus loading.

There is a good opportunity to refurbish and add value to the vacant buildings.

The Freehold sale includes the estate roads within the Title as shown.



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Accommodation

Units 7 is currently trading as a vehicle workshop with first floor office over welfare block. Units 8 and 9 have full storage mezzanines and internal connection between the two units but have retained separate roller shutter doors and independent power supplies are available meaning they can be separated easily allowing excellent flexibility.

The properties have been measured on a Gross Internal Area (GIA) Basis as follows:

Area	Sq Ft	Sq M
Unit 7 Ground Floor	1,555	144.46
1st Floor Offices	200	18.58
Unit 7 Total GIA	1,755	163.01
Unit 8 Ground Floor	1,505	139.81
1st Floor Storage Mezzanine	1,076	99.96
Unit 8 Total GIA	2,581	239.79
Unit 9 Ground Floor	1,557	144.65
1st Floor Storage Mezzanine	1,557	144.65
Unit 9 Total GIA	3,114	289.38
Total GIA	7,451	692.18

- Eaves Height 5.3m = 17.5 ft
- Manual Shutterd Doors
- 3 Phase Electricity
- Mains Water & Drainage

Rateable Value

The Rateable Values are split into three listings as follows;

Unit 7 & 7a RV £19,250 Unit 8 RV £18,250 Unit 9 RV £18,250

Price / Terms

Offers Invited in the Region of £895,000 for the Freehold

Unit 7 is currently let on a 5 year Lease expiring 31st October 2028 at a rent of £15,900 per annum – further details available upon request

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.



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Location

Situated on Castle Road on Eurolink, a desirable location for access being both close to Sittingbourne Town and mainline railway station (approx. 1 mile (1.6 km) to the south). Swale Way – the Northern Relief Road is within 1 mile of the property and provides excellent connectivity to the motorway network via the A249, 1.25 miles (3.6 km), J5 of the M2 6.75 miles (11 km), J6 of the M20 12.25 miles (19.75 km) and Maidstone Town Centre 14 miles (22.5 km).

What3Words Location:- <https://w3w.co/doors.blank.dads>

EPC

Unit 7 – EPC – C (72) Unit 8 – EPC – C (58) Unit 9 – EPC – C (64)

Legal Costs

Each side to bear its own legal and professional costs

For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



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