



TO LET

845 Sq Ft

- Eaves height ranging between 3.3-4.9m
- Car parking in front of the unit
- To be refurbished
- Separate personnel access door to the rear
- WC facilities

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT C2A, SMEED DEAN CENTRE, CASTLE ROAD, SITTINGBOURNE, KENT, ME10 3EW

Unit C2A provides approximately **845 sq ft** of light industrial / warehouse accommodation within the established **Smeed Dean Centre** on Castle Road, Sittingbourne.

The unit is **to be refurbished** and offers a practical clear-span warehouse layout suitable for a range of light industrial, workshop, storage, warehouse, distribution or trade counter uses, subject to the necessary consents.

The accommodation benefits from a **front loading door**, separate personnel access door to the rear, WC facilities and an eaves height ranging from approximately **3.3m** to **4.9m**.

Externally, car parking is available in front of the unit, supporting day-to-day business use for occupiers and visitors.

Location

Smeed Dean Centre is situated on **Castle Road** within the popular **Eurolink Industrial Estate** in Sittingbourne.

The location provides an established industrial and commercial environment for occupiers seeking practical business space in Sittingbourne.

Nearby railway stations include:

Sittingbourne Station – approximately 0.52 miles

Kemsley Station – approximately 1.49 miles

Teynham Station – approximately 2.71 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **845 sq ft** of light industrial / warehouse accommodation.

VAT

VAT may be applicable.

Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Additional Information

Rent

£15,250 Per Annum

Viewing

Strictly by appointment through Petchey Holdings.

Nick Brown

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