

Unit 11, Precision TWO Business Park, Eurolink 4

SITTINGBOURNE, Kent ME10 3SU

BRAND NEW LIGHT INDUSTRIAL/ WAREHOUSE UNIT

1,507 Sq.Ft (140 Sq.M)

TO LET



LOCATION

This end of terrace unit is located in a prominent location close to the junction of Swale Way and Bingham Road on the highly successful Eurolink Business Park, which benefitted from the opening of the A249 distribution road providing direct access to the M2, M20, Sheerness Port and the national motorway network. Sittingbourne mainline train station and town centre is within 1 mile of the property

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DESCRIPTION

This unit follows on from the successful Precision 4 Business Park Estate and provides a new estate of small units ranging in size between 1,000 Sqft and 6,828 Sqft.

Unit 11 extends to 1,507 Sq.Ft. The Unit is constructed of a steel portal frame, with insulated steel cladding and roof, each benefitting from a full height sectional loading door, separate personnel door. The Unit has a Maximum eaves height of 6.0 meters reducing to 5.5 meters to the front, thus if a mezzanine needs to be installed there is sufficient clear height, and this can be installed either by the tenant or can be provided by the Landlord by way of separate negotiation

Internally the unit will benefit from a fitted toilet and kitchenette facility, and LED lighting will be provided to the Unit

Externally the Unit comes with dedicated car parking for 4 vehicles whilst still providing clear access into the Unit via the Loading Door

TERMS & RENT

The Unit is offer by way of a new Full Repairing & Insuring Lease for a term of 6 years with a Rent Review and Break Clause in the 3rd year. A longer term lease can be negotiated if required.

Rent £18,000 Per Annum Exclusive of Business Rates (still to be assessed) and Service Charge and reimbursement of Buildings Insurance Premium.

Rent is Payable MONTHLY in advance and is subject to VAT

A Deposit of 3 Months may be required depending upon covenant and status.

LEGAL COSTS

Each party is to be responsible for their own legal fees in connection with this transaction.

EPC

The Energy Performance Certificate for the Unit is currently being assessed and awaited

Viewing

Through Joint Sole Letting Agents

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