

# EUROLINK EASTFIVE

SITTINGBOURNE • KENT

**Trenport**  
*A member of the Ellerman Investments Group*



**Land & Development Opportunities**  
Up to c.463,000 sq ft / 28 acres

 ME10 3TF



# EUROLINK EAST FIVE

SITTINGBOURNE ■ KENT

**Eurolink East Five provides 28 acres (11.33 hectares) of development land and has the ability to adopt a flexible approach in meeting occupier's requirements**

## DISTANCES

M2 - J5 - 7 miles  
M20 - J7 - 12 miles  
M25 (Dartford) - 29 miles  
M25/M26 (J5) - 31 miles  
London - 43 miles  
Sheerness - 8 miles  
Folkestone - 40 miles  
Dover - 36 miles  
Tilbury - 42 miles  
Southampton - 123 miles  
Manston Airport - 32 miles  
Ebbsfleet - 27 miles

## EUROLINK

Eurolink is strategically located in the Thames Gateway, and is widely recognised as one of Kent's major business conurbations. It has been long established as Sittingbourne's premier business location with more than 2 million sq ft of accommodation over approximately 200 acres, accommodating around 280 companies employing approximately 6000 people.

Phases 1-4 Eurolink have been successful in attracting both major relocations to the Swale area and servicing the needs of expanding local companies.

### **Eurolink East Five is the next Phase.**

Local major occupiers include Abbott Laboratories, Anglian Home Improvements, Aeromet, Cross & Wells, Everest, FloPlast, Marshalls, RTC Europe, PowaKaddy, Maco and Sparshatts of Kent.

**THAMESPORT**  
London Thamesport is the UK's only automated container terminal and is capable of handling some of the largest container vessels afloat.

**SHEERNESS**  
Sheerness, with its permanent deep waters facilities, is the UK's leading fresh fruit terminal, handling 887,000 tonnes per year and is a major car import terminal.

**MANSTON AIRPORT**  
Kent International Airport can handle general cargo as well as livestock and meat products on aircraft up to Boeing 747 size.

**DOVER**  
The Port of Dover is one of Europe's largest roll on - roll off ports with over 2 million lorries passing through each year.

**FOLKESTONE**  
Folkestone Port provides a range of services including roll on - roll off facilities and hazardous handling.



## THE OPPORTUNITY

A net developable area of 28 acres (11.33 hectares) within a landscaped setting, providing the opportunity for major relocations by way of a range of options from serviced development sites to design & build solutions.

Eurolink East Five is able accommodate a whole range of commercial uses including research and development (B1b), light industrial (B1c), general industrial/manufacturing (B2) and warehouse/distribution (B8). The site has outline consent for up to 462,884 sq ft (43,000 sq m) GEA.



"...long recognised as one of Kent's major business growth areas ..."

Paul Wookey, Chief Executive of Locate in Kent.



"...has provided us with the opportunity to expand our UK operation over the years in keeping with the growth of the business..."

Bryan Lynch, CEO, FloPlast.



"...proved ideal in servicing our company's needs and subsequently providing the opportunity for further investment..."

Mark Jerram  
Managing Director of  
RTC Europe.



"...Swale Borough Council are keen to continue to work with companies considering Eurolink as a potential investment opportunity..."

Kieren Mansfield, Economic Development Team  
Swale Borough Council.

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EASTFIVE**  
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#### LOCATION

Eurolink East Five is well located to the East of Sittingbourne town centre and is accessed directly off Swale Way, which in turn provides direct access to the A249 dual carriageway.

The A249 provides a direct link to the M2 (junction 5) and the M20 (junction 7) and hence the national motorway network as well as to the Port of Sheerness.

#### ALL ENQUIRIES

**Brian Cox**

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**Peter Burt**

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**Tim Clement**

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**Ed Cole**

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#### TRENPORT INVESTMENTS LIMITED

Trenport Investments Limited are the principal landholding and development company within the Ellerman Investments Group. The company has been built up over 40 years and has an established track record of successful commercial and industrial development throughout the UK.

Trenport Investments, who were responsible for the completion of the 45 acre Phase 3 and 26 acre Phase 4 phases of Eurolink, are confident that they can build on the Eurolink success story in continuing the highly successful Eurolink brand, encouraging further investment into the area and acting as a stimulus for further local growth and employment creation.

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## Illustrative Site Layout



### Schedule of Unit Areas (GEA)

Unit A	-B8	-9196sq.m
Unit B	-B8	-7185sq.m
Unit C	-B2	-2033sq.m
Unit D	-B2	-2033sq.m
Unit E	-B2	-2880sq.m
Unit F	-B8	-8029sq.m
Unit G	-B8	-4758sq.m
Unit H1	-B1(light industrial)	- 379sq.m
Unit H2	-B1(light industrial)	- 371sq.m
Unit H3	-B1(light industrial)	- 371sq.m
Unit H4	-B1(light industrial)	- 379sq.m
Unit H5	-B1(light industrial)	- 379sq.m
Unit H6	-B1(light industrial)	- 371sq.m
Unit H7	-B1(light industrial)	- 501sq.m
Unit J	-B2	-2880sq.m

Total Unit Area - 41745sq.m

### Vehicle Parking Spaces

Total -651 (including 44 disabled spaces)

### Cycle Parking Spaces

Total -78

### GoodsVehicle Spaces

Total -147