EUROLINK EASTFIVE



SITTINGBOURNE • KENT SHEERNESS PORT A249 M2 / M20 / M25 The Swale SITTINGBOURNE TOWN CENTRE **Environmental** Reserve 4 **EUROLINK** Environmental EASTFIVE Reserve 5 DEVELOPMENT AREA **Proposed Sittingbourne** By-pass to A2 Land & Development Opportunities Up to c.463,000 sq ft / 28 acres



EUROLINK EASTFIVE

SITTINGBOURNE - 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.

Eurolink East Five provides 28 acres (II.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.







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

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.







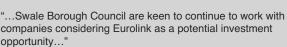
"...proved ideal in servicing our company's needs and subsequently providing the opportunity for further investment...."

Mark Jerram **Managing Director of** RTC Europe.

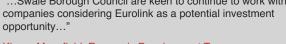








Kieren Mansfield, Economic Development Team Swale Borough Council.



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





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

bcox@harrisons-surveyors.com

Peter Burt

pburt@harrisons-surveyors.com



Tim Clement

tim.clement@eu.jll.com

Ed Cole

Ed.Cole@eu.jll.com





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.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) the particulars are given without responsibility of the Agents or the Vendors or Lessors as a general outline only, for guidance of the prospective purchasers and tenants, and do not constitute the whole or any part of an offer or contract; (ii) the Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as a statements or representations of facts but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of the Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and /or rent, all figures are exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary taking appropriate professional advice; (v) the Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 03/14

