



**PRELIMINARY DETAILS  
PROPOSED NEW LIGHT INDUSTRIAL/WAREHOUSE UNITS  
FOR SALE FREEHOLD  
FROM 1,002 SQ FT (93.1 SQ M) - 6,554 SQ FT (608.9 SQ M)**

**1,002 - 6,554 Sq Ft (93.1 – 608.9 Sq M)**

**FREEHOLD**

**PRECISION 4 BUSINESS PARK, EUROLINK 4, SITTINGBOURNE,  
KENT ME10 3FZ**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

## LOCATION:

The proposed development is situated on the highly successful Eurolink Business Park which has 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 Estate.



## DESCRIPTION:

This proposed development comprises one of the first new developments of small units for a number of years and will provide 10 units of approximately 1,000 sq ft and 2 units of approximately 1,500 sq ft. The units are to be constructed of a steel portal frame with insulated steel cladding and roofs, each benefitting from sliding sectional loading door and a separate personnel door. Each unit will have a maximum eaves height of 6.5 metres reducing to 6 metres at the rear.

Each unit will be provided with 2 car parking spaces plus 1 van parking space and the 2 large units will have the benefit of 4 car parking spaces and 1 van parking space. In addition to these parking spaces, there will be two wheelchair access car parking spaces.

## ACCOMMODATION:

### Block A

#### Unit 1

Ground Floor: 94.2 sq m (1,014 sq ft) (CURRENTLY UNDER OFFER)

#### Unit 2

Ground Floor: 93.1 sq m (1,002 sq ft) (CURRENTLY UNDER OFFER)

#### Unit 3

Ground Floor: 93.1 sq m (1,002 sq ft) (CURRENTLY UNDER OFFER)

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Unit 4  
Ground Floor: 93.1 sq m (1,002 sq ft) (CURRENTLY UNDER OFFER)

Unit 5  
Ground Floor: 93.1 sq m (1,002 sq ft) (CURRENTLY UNDER OFFER)

Unit 6  
Ground Floor: 142.3 sq m (1,532 sq ft) (SOLD)

### Block B

Unit 7  
Ground Floor: 142.3 sq m (1,532 sq ft) (CURRENTLY UNDER OFFER)

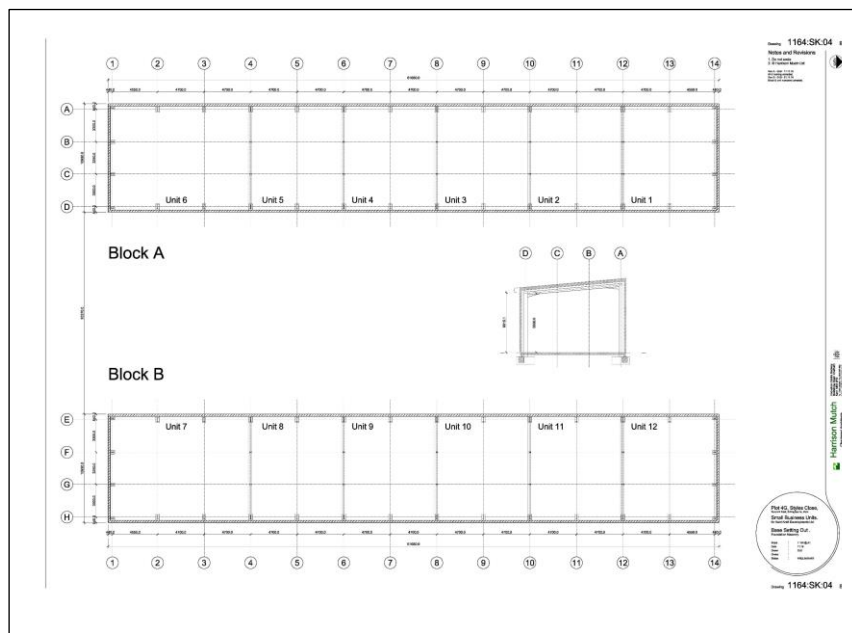
Unit 8  
Ground Floor: 93.1 sq m (1,002 sq ft) (CURRENTLY UNDER OFFER)

Unit 9  
Ground Floor: 93.1 sq m (1,002 sq ft)

Unit 10  
Ground Floor: 93.1 sq m (1,002 sq ft) (CURRENTLY UNDER OFFER)

Unit 11  
Ground Floor: 93.1 sq m (1,002 sq ft) (CURRENTLY UNDER OFFER)

Unit 12  
Ground Floor: 94.2 sq m (1,014 sq ft) (SOLD)





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Medway Office: Oasis House, 3 Ambley Green, Gillingham Business Park, Gillingham ME8 0NJ  
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 Maidstone Office: 5 Kings Row, Armstrong Road, Maidstone, Kent, ME15 6AQ  
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## TERMS:

Each unit is for sale freehold.

## PRICE:

£155,000 + VAT for Units 1 – 5 and Units 8 -12

£225,000 + VAT for Units 6 & 7

## LEGAL COSTS:

Each party to be responsible for their own legal costs.

## PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

## BUSINESS RATES:

Business rates to be assessed.

## EPC:

The Energy Performance Asset Rating for this property is to be assessed.

## FURTHER DETAILS:

Mr Jonathan Creek  
01634 265 900  
jcreek@harrisons.property

Ref: 05/01/18 / SP / 2248

**IMPORTANT NOTICE** Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

**1** These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

**2** Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

**3** Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

**4** Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

**5** The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

**6** No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

**7** All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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