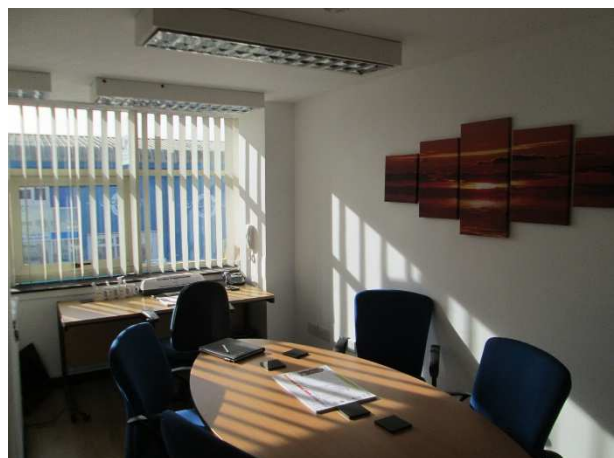


**11 EAVES COURT, BONHAM DRIVE, EUROLINK,
SITTINGBOURNE, KENT ME10 3RY**



**INDUSTRIAL/BUSINESS UNIT
810 SQ. FT. (75.2 M²)
PLUS FIRST FLOOR OFFICE
568 SQ. FT. (52.8 M²)**

FOR SALE



01634 668000
watsonday.com

LOCATION

Eaves Court is located within the substantial Eurolink Business Park, the main business park/industrial estate within Sittingbourne. All surrounding units are modern with occupiers including Gallery Direct, E.W.Taylor and Bennett Opie. Sittingbourne town centre is a short distance to the south with it's wide range of shopping facilities and main line railway station, linking to London Victoria and St. Pancras in approximately 1 hour. There is good access via the Staplehurst Link Road to Junction 5 M2 and Junction 7 M20, via the A249 dual carriageway. The Northern Distributor Road opened in 2011 and provides a direct link to the A249 via the Grovehurst Road junction.

DESCRIPTION

The unit comprises a mid terraced industrial/business unit. Salient features:-

- 5.5 metre eaves height
- Access via full height loading door
- Ground floor warehouse
- Gas heater to warehouse (not tested)
- First floor offices & meeting room
- WC and kitchen facilities
- CCTV/alarm
- Parking immediately to the front

ACCOMMODATION

The approximate gross internal area is as follows:-

Ground Floor

Warehouse	810 sq. ft.	(75.2 m ²)
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First Floor

Office	568 sq. ft.	(52.8 m ²)
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PRICE

£160,000 plus VAT.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List for the property is Rateable Value £5,600.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (68). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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