

FREEHOLD  
FOR SALE  
OR TO LET

another **Glenmore** development  
[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

# GlenmoreBusinessPark

CASTLE ROAD, SITTINGBOURNE, KENT ME10 4JP



**19 SELF-CONTAINED B1, B2, B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS**  
WITHIN AN ESTABLISHED COMMERCIAL AREA

**Units from 890 sq ft upwards** with allocated parking





## GlenmoreBusinessPark

### ACCOMMODATION

BLOCK A	Floor Areas (sq ft)		
Unit	Ground	First	Total
1	605	285	890
2	741	365	1106
3	741	365	1106
4	741	365	1106
5	741	365	1106

BLOCK B	Floor Areas (sq ft)		
Unit	Ground	First	Total
6	706	335	1041
7	850	420	1270
8	850	420	1270
9	850	419	1269
10	850	419	1269
11	850	420	1270
12	850	420	1270
14	706	335	1041

BLOCK C	Floor Areas (sq ft)		
Unit	Ground	First	Total
15	604	286	890
16	741	368	1109
17	741	368	1109
18	741	368	1109
19	741	368	1109



The development is located just off Castle Road, Sittingbourne, close to other business parks in an established commercial area.

Glenmore Business Park comprises 3 well-designed terraces of high-quality commercial units with excellent circulation space within a landscaped environment. Unit sizes range from 890 to 1,270 sq ft including first floor space but can be combined to form larger units if required.

### KEY FEATURES

- 6m internal eaves height
- 15 kN/m<sup>2</sup> ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces

### SERVICES

Mains gas, 3 phase electricity, water and telecoms ducting will be available.

### TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

### PLANNING

Planning consent has been granted under ref: APP/15/00803/F for B1(c), B2 and B8 uses.

### FURTHER INFORMATION

Please contact the agent for further details.

### IMPORTANT NOTICE

Watson Day and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Watson Day have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

All interior images are of similar Glenmore developments elsewhere and exteriors are computer generated images.

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**GLENMORE BUSINESS PARK  
CASTLE ROAD  
SITTINGBOURNE  
KENT ME10 3JP**

**Floor Areas, Prices & Rents**

UNIT NUMBER	FLOOR AREAS (SQ. FT.)			ANNUAL RENT	FREEHOLD PRICE	AVAILABILITY
	Ground	First	Total			
1	605	285	890	£8,500	£130,000	<b>SOLD</b>
2	741	365	1,106	£10,500	£160,000	<b>UNDER OFFER</b>
3	741	365	1,106	£10,500	£160,000	<b>UNDER OFFER</b>
4	741	365	1,106	£10,500	£160,000	<b>UNDER OFFER</b>
5	741	365	1,106	£10,500	£162,500	<b>SOLD</b>
6	706	335	1,041	£10,000	£152,500	<b>SOLD</b>
7	850	420	1,270	£12,000	£182,500	<b>UNDER OFFER</b>
8	850	420	1,270	£12,000	£182,500	<b>UNDER OFFER</b>
9	850	419	1,269	£12,000	£185,000	<b>UNDER OFFER</b>
10	850	419	1,269	£12,000	£185,000	<b>UNDER OFFER</b>
11	850	420	1,270	£12,000	£182,500	<b>UNDER OFFER</b>
12	850	420	1,270	£12,000	£182,500	<b>UNDER OFFER</b>
14	706	335	1,041	£10,000	£152,500	<b>UNDER OFFER</b>
15	604	286	890	£8,500	£130,000	<b>SOLD</b>
16	741	368	1,109	£10,500	£160,000	<b>Available</b>
17	741	368	1,109	£10,500	£160,000	<b>UNDER OFFER</b>
18	741	368	1,109	£10,500	£160,000	<b>UNDER OFFER</b>
19	741	368	1,109	£10,500	£162,500	<b>SOLD</b>

- Prices exclusive of VAT at 20%
- Schedule should be read in conjunction with agent's particulars
- Floor areas taken from architect's layout plans and are gross internal approx.
- Unit numbers to be confirmed by Local Authority
- In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.