



NEW LIGHT INDUSTRIAL WAREHOUSE FOR SALE

1,002 Sq Ft (93.09 Sq M)

FREEHOLD

**UNIT 11, PRECISION 4 BUSINESS PARK, BINGHAM ROAD,
EUROLINK BUSINESS PARK, SITTINGBOURNE, KENT ME10 3FZ**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The 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:

The development comprises one of the first new developments of small units for a number of years and provides 10 units of approximately 1,000 sq ft and 2 units of approximately 1,500 sq ft. The unit is constructed of a steel portal frame with insulated steel cladding and roof, benefitting from sliding sectional loading door and a separate personnel door. The unit has a maximum eaves height of 6.5 metres reducing to 6 metres at the rear.

ACCOMMODATION:

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

TERMS:

For sale freehold.

PRICE:

£155,000 + VAT

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

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:

Description: Workshop and Premises
Rateable Value: £5,400
Rates Payable: Potentially nil if this is the occupiers only property as occupiers of premises with a Rateable Value below £12000 may qualify for full relief. Potential applicants are advised to check with the Local Rating Authority, Swale Borough Council 01795 417454, ndr@swale.gov.uk for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is B (28).
The EPC for this property can be downloaded from Harrisons website.

VIEWING:

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Ref: 09/07/18 / SP / 2705



IMPORTANT NOTICE

- Harrisons
- 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.
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