

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900  
11 Park Street  
Ashford  
TN24 8LR

## Unit 9, Glenmore Centre, Castle Road, Eurolink, Sittingbourne ME10 3GL



**MODERN LIGHT INDUSTRIAL WORKSHOP/OFFICE**

**ON ESTABLISHED ESTATE**

**TO LET**

- Ground Floor 645 sq.ft.
- First Floor 645 sq.ft.
- New Lease Available
- Allocated car parking

**Rent: £17,000 per annum exclusive**

STAFFORD PERKINS

11 Park Street, Ashford, Kent TN24 8LR

Tel: (01233 613900) [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

Unit 9 occupies a prominent position within the centre of the Glenmore Centre, facing Castle Road, the central Eurolink Industrial Estate spine road, which adjoins the northern relief road. The Eurolink Industrial Estate has over 1.5 million sq ft of accommodation already and is located approximately  $\frac{3}{4}$  mile north east of Sittingbourne town centre. Sittingbourne, located on the north coast of Kent, is some 5 miles north east of Maidstone, the County town and 14 miles north west of Ashford. It benefits from a fine communications network via the A2/M2 and mainline railway.

## DESCRIPTION

This unit is of steel portal frame construction and has been created within a terrace of similar units, providing some 645 sq ft of accommodation on the ground floor whilst on the first floor there is a further 645 sq ft of office accommodation. The offices have previously been occupied and benefit from carpeting and an element of partitioning. WC facilities are on the ground floor and the eaves/ceiling height on the ground floor is some 10 ft 1. The folding up and over door is 11 ft wide. The premises are designed to be used for light industrial/warehouse or trade counter use and benefits from 2 car parking spaces and a van space. Incentives available to encourage early occupation.

## ACCOMMODATION

Ground Floor: 645 sq.ft.

First Floor: 645 sq.ft.

## SERVICES

All mains services including a 3-phase electrical supply are connected.

## BUSINESS RATES

The rateable value is currently £11,500. Small business rate relief available for eligible occupiers.

The uniform business rate multiplier is 49.9p for the year 2023/24.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £17,000 per annum.

## LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an Energy Efficiency Rating of 87 (Band D). Full report available upon request.

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

## CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)