

# FOR SALE

UNIT 11C, DOLPHIN  
PARK, CREMERS  
ROAD,  
SITTINGBOURNE,  
KENT  
ME10 3HB

**7,322** sq ft  
**680.21** sq m

- Long Leasehold Sale
- Ground and first floor offices
- Large mezzanine floor
- Secure shared yard

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## LOCATION

The property is situated on Cremers Road and forms part of Dolphin Park, within the Eurolink Industrial Estate. It is approximately 1 mile to the east of Sittingbourne Town Centre with Junction 5 of the M2 5 miles to the south-east and Junction 7 of the M20 within 11 miles. Sittingbourne train station is 1 mile to the west of the property and provides frequent services to London Victoria.

Within the immediate vicinity, noted occupiers include MKE Drive Systems, US Eurolink, Dore Metal Services, Alsford Timber along with a number of other local businesses.

## DESCRIPTION

The mid-terrace warehouse is of steel portal frame construction and is covered beneath a pitched roof incorporating translucent panels. It has an internal eaves height of 5 metres and benefits from an electrically operated roller shutter door to the northern elevation.

It has a two storey office section which has been split to provide two offices, kitchen and male / female WC's on the ground and 3 offices and a storeroom on the first. The offices are carpeted, have fluorescent strip lights and an electric heating system.

There is a large L shaped mezzanine floor covering part of the east and south elevations. The mezzanine floor has a max load of 4.8 kn/m2.

Externally, the premises benefit from a secure shared yard with 5 other units. The yard area for Unit 11C is approximately 4,630 sq. ft, located solely on the northern elevation. The premises also benefit from 12 dedicated car park spaces inside the yard. The total site area is 0.22 acres.

## ACCOMMODATION

Name	Size
Ground Floor	4,637 sq ft (430.78 sq m)
First Floor Office	607 sq ft (56.39 sq m)
Mezzanine	2,078 sq ft (193.05 sq m)
<b>Total</b>	<b>7,322 sq ft (680.21 sq m)</b>

## PLANNING USE

We understand that the premises has Planning Consent for Class E & B8

## TERMS

The property will be sold on a 999 year lease which commenced on 25th December 1994. The lease is subject to a rent of £100 per annum exclusive of VAT.

## PRICE

Guide price on application.

## ESTATES CHARGE

Estimated at £480 per annum exclusive of VAT.

## RATEABLE VALUE

We are advised that the Rateable Value for the property is £21,500 and the UBR for 2022/23 is 51.2p in the £.

## EPC

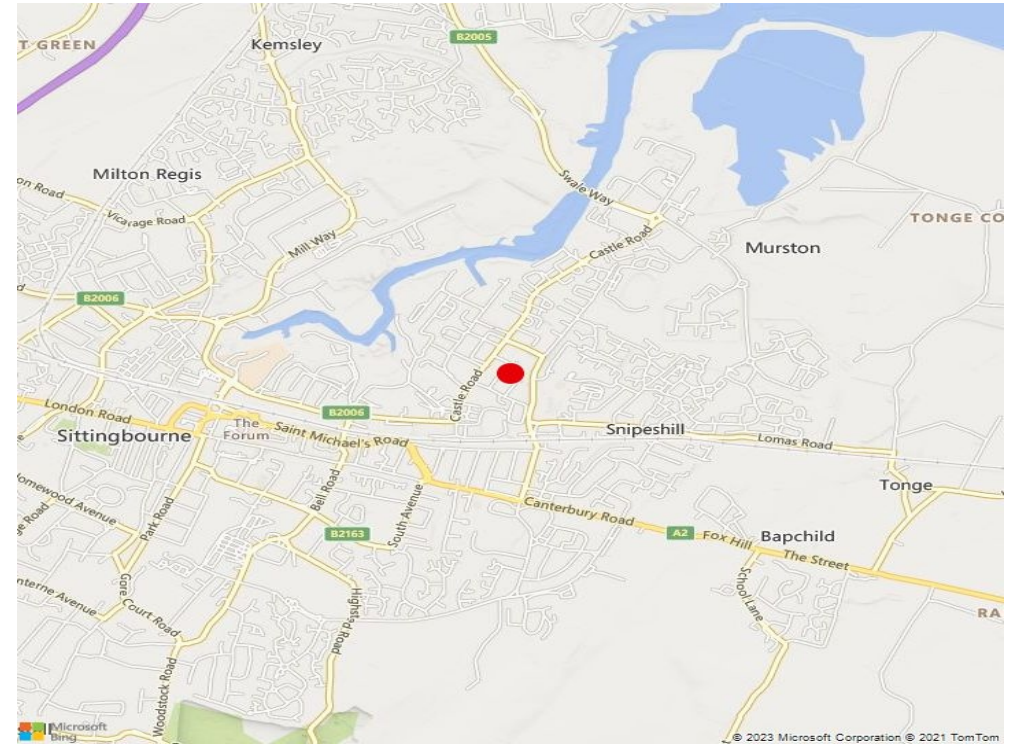
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## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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