

PRELIMINARY MARKETING DETAILS
INDUSTRIAL / WAREHOUSE UNIT
WITH 2.5 MVA OF POWER

TO LET
148,769 sq ft / 13,821 sq m

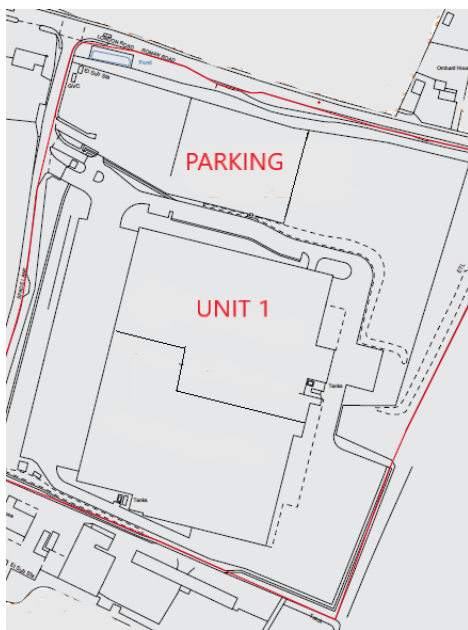


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SPADE LANE
HARTLIP, SITTINGBOURNE
KENT, ME9 7TT



For identification purposes only

LOCATION

Sittingbourne offers a strategic location in North Kent and provides excellent transport links via the A2 / M2 and M20 leading onto the M25 and national motorway networks.

The property is located on Spade Lane at its junction with London Road (A2). Junction 4 and Junction 5 of the M2 are both within 4 miles

Rainham Train Station is within 1.3 miles with direct services to St Pancras International (52 minutes) and London Victoria (1 hour 1 minute)

The Port of Sheerness is within 11 miles and Dover and Folkestone are both within 40 miles.

DESCRIPTION

The unit was constructed in 1997 and is of steel portal frame construction with a clear eaves height of approximately 8.6m and has brickwork elevation and profile steel cladding above.

The property has an extensive concrete surfaced yard and generous car parking provisions as well as 2.5 MVA of power.

ACCOMMODATION

	Sq Ft	Sq M
Warehouse	126,599	11,761
Office	22,170	2,060
TOTAL (GIA)	148,769	13,821

KEY FEATURES

- Cross loading
- 8.6m eaves height
- 3 dock and 2 level access loading doors
- Lighting to warehouse
- Secure site with barrier entry
- Circa 263 dedicated car parking spaces
- 2.5 MVA power

TERMS

The property is held by way of a 10 year lease from 21st July 2018 with a tenant only break and rent review in July 2023..

The assignment of the existing lease or a new sublease is available as well as a new longer lease direct from the landlord.

BUSINESS RATES

We understand the property has a current Rateable Value of £780,000 leading to rates payable of £399,360 for 2021 / 22 (based on a multiplier of 51.2p).

Interested parties are advised to confirm this with the Local Authority.

VAT

The premises has been elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

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