

## FOR SALE (OPTION TO LET) Industrial Units

Units 7 & 8 Saxon Shore Business Park, Castle Road  
Sittingbourne, Kent, ME10 3EU



### Contact

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## Location

The properties are located on the Saxon Shore Business Park with frontage to Castle Road, the main road through the industrial area to the northeast of Sittingbourne. Nearby occupiers include All Car Parts, Rumbles Boxing Academy and Central Park Greyhound Stadium.

Sittingbourne is a popular industrial town located in the Swale District of Kent, with a population of 54,392 (2021 Census). The town has excellent transport links with the M2 to the south. It is located approximately 9 miles to the east of Gillingham and approximately 15 miles west of Canterbury.

## Description

The property comprises 2 adjoining industrial units of steel portal frame construction. Both units have a single electric roller shutter door with extensive mezzanine floors. The units have excellent natural lighting supported by strip lights throughout. To the rear of each unit is a single WC.

Externally each unit has 5 designated parking spaces.

## Energy Performance

Energy Performance Asset Rating – B

## Tenure

Freehold

## Terms

The units are available for sale either separately or as a whole. Leasehold offers may be considered.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate

## Rating

The units are currently assessed as part of a wider unit and will be reassessed on occupation.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at

[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

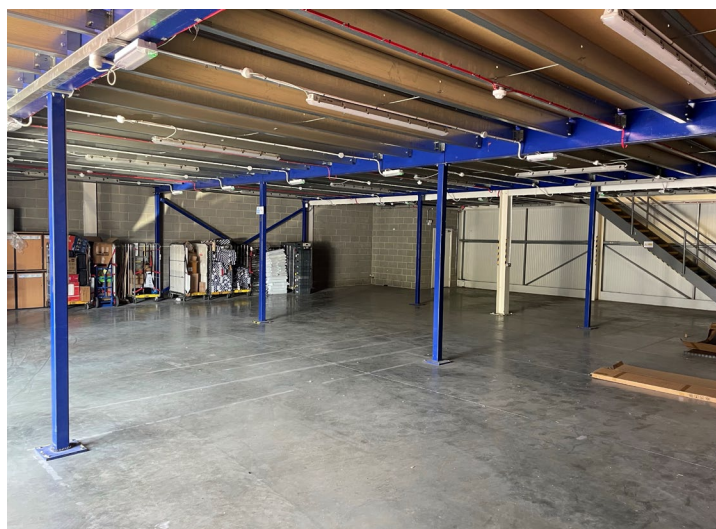
## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewing

Strictly by appointment with the sole agent

- 2 modern industrial units available as a whole or individually
- Prominent location on established industrial estate
- Unit 7 – 288.53 sq m (3,105 sq ft) plus mezzanine of 268.87 sq m (2,894 sq ft)
- Unit 8 – 288.53 sq m (3,105 sq ft) plus mezzanine of 257.21 sq m (2,768 sq ft)
- Total – 1,103.14 sq m (11,872 sq ft)
- For Sale (May Let)

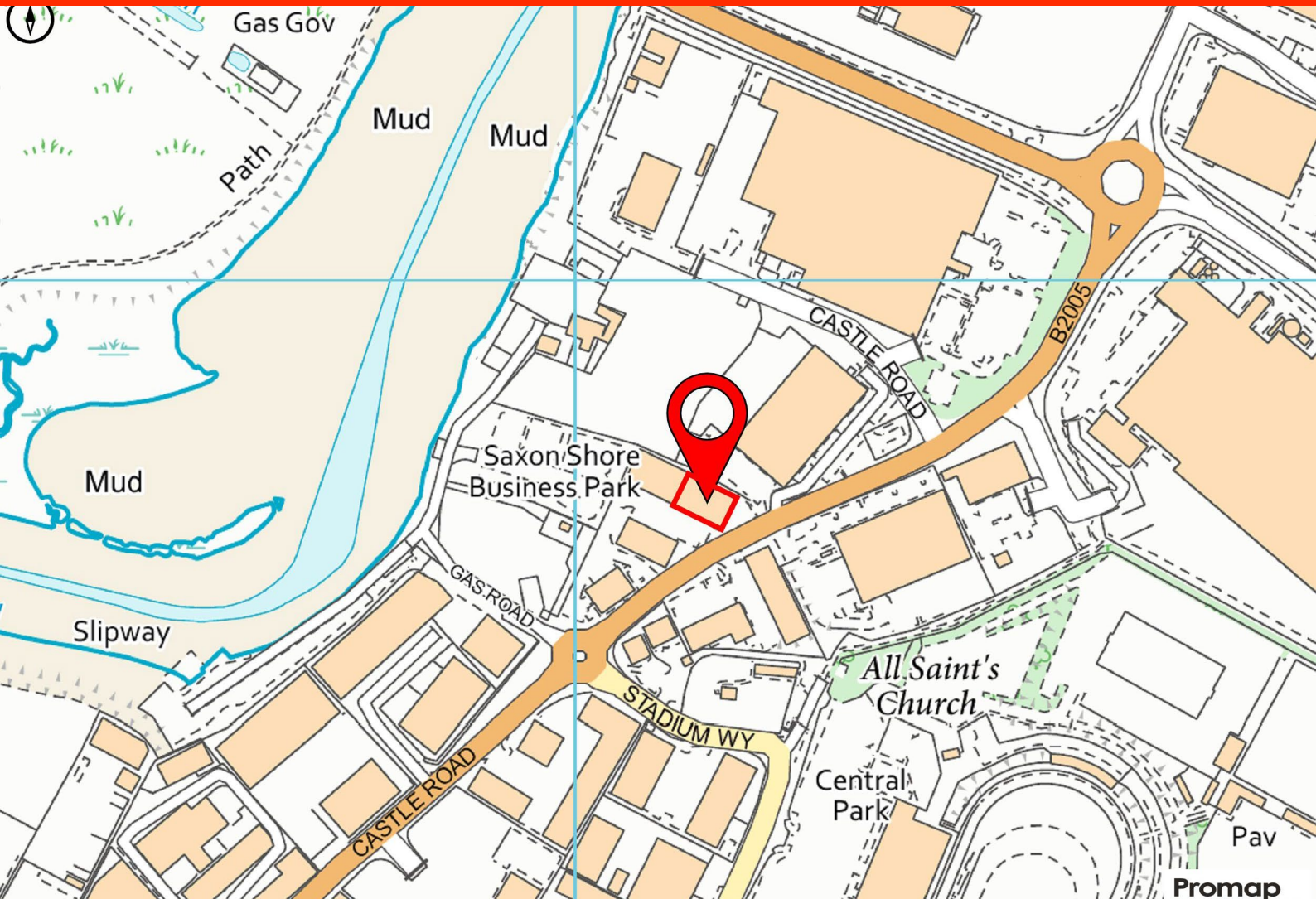


### Accommodation

The property comprise the following approximate floor areas:

	Sq m	Sq ft
<b>Unit 7</b>		
Ground Floor	288.53	3,105
Mezzanine	268.87	2,894
<b>Unit 8</b>		
Ground Floor	288.53	3,105
Mezzanine	257.21	2,768
<b>Total</b>	<b>1,103.14</b>	<b>11,872</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





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