



**UNITS 3-5, MILLEN ROAD, SITTINGBOURNE, KENT, ME10 2BQ**  
30,103 SQ FT (2,797 SQ M) WAREHOUSE TO LET

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### Description

Units 3-5 Millen Road comprises approximately 30,102 sq ft of purpose built industrial and warehouse accommodation split across 3 interconnecting bays. The building is steel portal frame construction. The accommodation has a shared tarmacked yard and additional allocated parking. The yard is secured by steel palisade fencing and access is via a shared lockable gate.

### Location

The premises are located in a recognised industrial area of Sittingbourne in close proximity to the A429. The A429 immediately adjoining J5 of the M2 which links into the south east and the centre of London. Occupiers in the locality include; Travis Perkins, Screwfix, Toolstation, Formula One, BSB Engineering and there is a Morrisons superstore adjacent.

### Specification

- 8 level access loading doors
- 5.1m eaves height rising to 6.4m at the apex
- Concrete floor
- Office content includes a boardroom, canteen, locker room and kitchen
- Separate male and female welfare facilities
- Allocated car parking
- Three phase power
- Approximately 5,000 sq ft of additional office space is available within units 1 and 2 if required.

### Accommodation (GIA)

Description	sq m	sq ft
GF Warehouse	2,080	22,388
GF Office	220	2,373
Mezzanine Floors	496	5,341
<b>Total</b>	<b>2,796</b>	<b>30,102</b>

### EPC

E(110) valid until 22nd February 2025.

### Legal Costs

Each party to bear their own legal costs.

### Business Rates

The subject property has a rateable value of £203,000.

Please note, this is not the amount an occupier would pay and we recommend you seek professional advice or make your own enquiries with the VOA.

### Service Charge

A service charge of £1,250 per quarter applies to the property.

### Terms

£7.42 per sq ft

### Contact

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Particulars issued September 2023.