

TO LET

**OFFICE AND YARD
1.47 ACRES**

Unit B1, Castle Road, Sittingbourne, Sittingbourne, ME10
3GZ



Summary

Rent	Rent on application
Business Rates	A Rateable Value of £14,000.
EPC Rating	A (17)

Location

Unit B1 is situated on Castle road within Sittingbourne's principal industrial estates, characterised by a strong mixture of warehousing, trade and logistics occupiers. The park provides an established commercial environment, benefiting from direct access to the A249, linking efficiently to the M2 and wider motorway network, making it a practical base for distribution and storage uses.

Description

Unit B1 covers an area of approximately 1.47 acres and is served by two separate access points from Castle Road. The majority of the site is laid with hardstanding, comprising a mix of concrete and tarmac along with a small gravelled area to the front. The rear section is unsurfaced.

The office is currently configured to provide largely open plan office accommodation over 2 floors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Office	3,617	336.03
Total	3,617	336.03

Terms

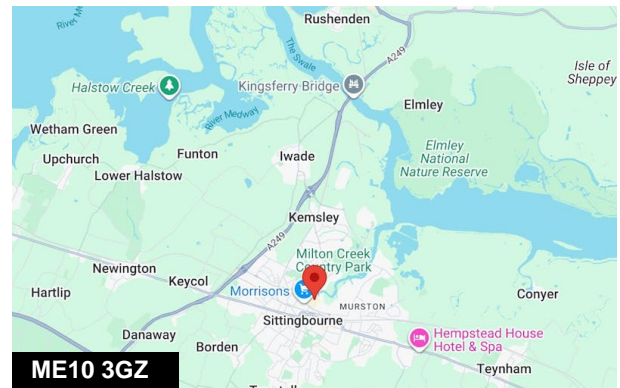
Available by way of a new lease on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Alexander Mullett

01444 443400

am@crickmay.co.uk



Phoebe Taylor

01444 443400

pt@crickmay.co.uk

More details @ crickmay.co.uk



Crickmay Chartered Surveyors

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

T: 01444 443400 | crickmay.co.uk

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