



Unit 3/10 Trinity Trading Estate Tribune Drive
Sittingbourne, ME10 2PG

**INDUSTRIAL / WAREHOUSE
UNIT TO LET**

16,348 sq ft
(1,518.78 sq m)

- Detached single storey warehouse unit
- Open plan warehouse space
- Parking to the front and side
- Good access to M2 & M20 motorways
- Male & female WCs
- 4.5 m eaves height
- Available by way of assignment at a low passing rent

Summary

Available Size	16,348 sq ft
Passing Rent	£105,327.75 per annum
Business Rates	N/A
Service Charge	Interested parties are advised to make their own enquiries with the local authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise of a single storey industrial / warehouse unit constructed around a steel portal frame with part profile steel cladding and brick elevations.

The warehouse area benefits from 4.5 m eaves height together with a ground floor office and amenities block providing separate WCs and a kitchenette.

Parking is to the front and side elevations with access to the warehouse provided via a full height concertina loading door to the front and two of similar style along the side elevation.

Location

The unit is located on the popular Trinity Trading Estate and affords access to the M2 and M20 motorways via the A249 carriageway and new link roads, thereafter leading to the M25, Dartford Crossing and Channel Ports. Sittingbourne town centre and its mainline railway station are to the south as is the main A2 trunk road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,949	181.07	Available
Ground - Warehouse	14,399	1,337.71	Available
Total	16,348	1,518.78	

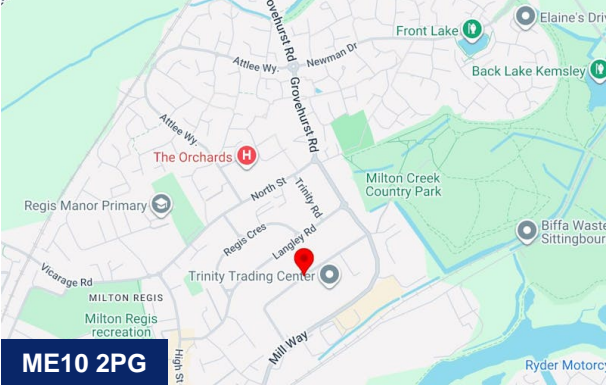
Viewings

Strictly by appointment via the sole agents:-

Terms

The unit is available by way of an assignment of the existing lease which expires on the 16th November 2030 (Inside the 1954 Act).

Alternatively, the unit is available by way of a new longer term directly with the landlord, terms to be agreed.



Viewing & Further Information



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