

UNDER  
REFURBISHMENT



## Modern Industrial / Warehouse Unit 5,878 sq ft (546.08 sq m) **TO LET**

- Unrivalled yard depth of 30m
- 6m clear working height
- Electronically operated loading doors
- Fully fitted centrally heated offices
- Fenced and gated estate
- Allocated car parking spaces



# SITTINGBOURNE

# unit 1

EUROLINK 4 ■ STYLES CLOSE ■ SITTINGBOURNE ■ ME10 3BF



## DESCRIPTION

Unit 1 is a 5,878 sq. ft. industrial unit constructed with a steel portal frame with insulated cladding, benefitting from an electronically operated loading door. The unit has a maximum eaves height of 6.5 metres with a clear working height of 6 metres. The unit also benefits from a large yard with a depth of 30 metres.



Loading doors



6 metre clear working height



First floor offices



Fenced and gated yards

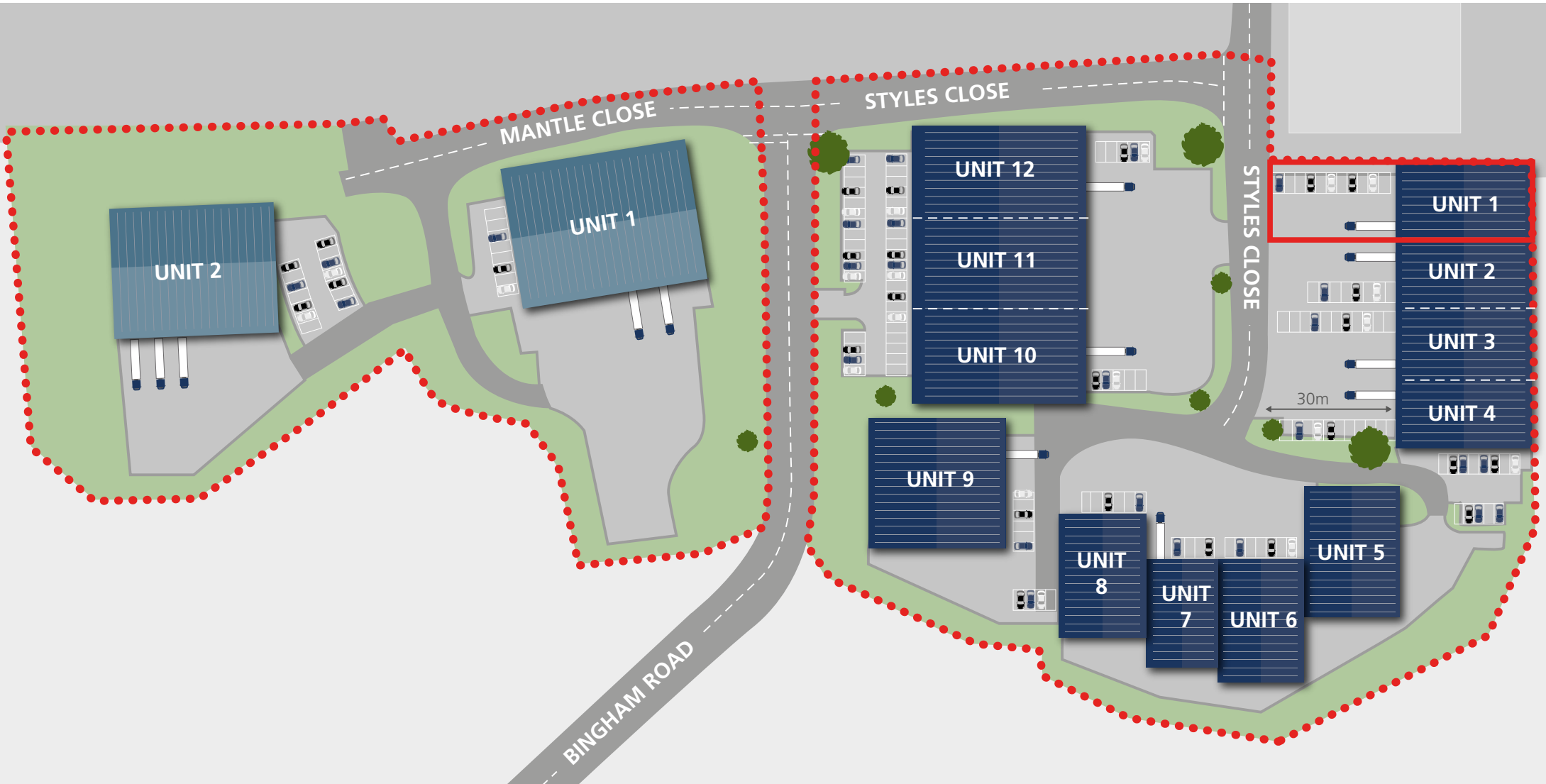


Established Eurolink commercial area



Excellent access to M249, M2 & M20

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## LOCATION

Unit 1 is situated on the highly successful Eurolink Business Park which has benefitted from the opening of the A249 distribution road providing direct access to the M2, M20, Sheerness Port and the national motorway network. Access to Mantle Close is via Castle Road, the main estate spine road. The Sittingbourne northern relief road quickly connects to the Grovehurst junction of the A249. From here there is quick access to Junction 5 M2 (6 miles) and Junction 7 M20 (12 miles). Sittingbourne mainline train station and town centre is within 1 mile of the estate.

CONNECTIVITY	MILES	CONNECTIVITY	MILES
A2	2.2	Dover	32
Sittingbourne	2.4	London Gateway	44
M2 J5	6	City Airport	46
M20 J7	12	Central London	49
Sheerness	18	Gatwick Airport	51
M25	27	Stansted Airport	68



## FURTHER INFORMATION

For more information and a full proposal, please contact:

## EPC RATING

B28.

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