

# INDUSTRIAL & WAREHOUSE

## unit for sale or to let



### Unit 30, Church Road Business Centre Church Road, Eurolink Estate **SITTINGBOURNE** Kent ME10 3RS

#### Location

Situated on the established Eurolink Estate on Church Road close to the junction with Stadium Way.

## 1,530 sqft



#### Description

A mid terrace industrial / warehouse unit of portal frame construction, with brick / blockwork to 6ft with profiled steel cladding above. Sectional access door with separate pedestrian door. Kitchenette, WC, 3 phase power, and lighting. 2 car parking spaces plus additional ample visitor spaces on the estate.

Ground 765  
First 765  
**1,530 sqft** gross internal

#### Terms

£85,000 freehold or £6,000 pa to let, subject to contract. No VAT. Rates payable estimated £2,789 for 2009/10 (Rateable Value Estimated £5,750). Eligible small business rate relief.

#### Contact

David Marriott or Neil Mason on **01892 834483**

[www.corecommercial.co.uk](http://www.corecommercial.co.uk)

