

# Trade / Workshop unit To Let



## 4,825 sqft

Unit P1  
London Road Trading Estate  
London Road  
**SITTINGBOURNE**  
Kent ME10 1NQ

### Location

The estate is situated on the A2, 1/4 mile to the west of Sittingbourne town centre, 1.2 miles to the junction of the A2 with the A249

### Description

An end or terrace clear span portal framed workshop unit with brick / blockwork cladding and a lined roof with roof lights. Workshop lighting. Hot air heating. Integral offices. 3 phase power. Power distribution. M&F toilets. Roller shutter door and separate trade / pedestrian door. 12'7" eaves height (16'3" peak). 7 car parking spaces.

### Accommodation

Workshop **4,825 sqft** (448 sq m)

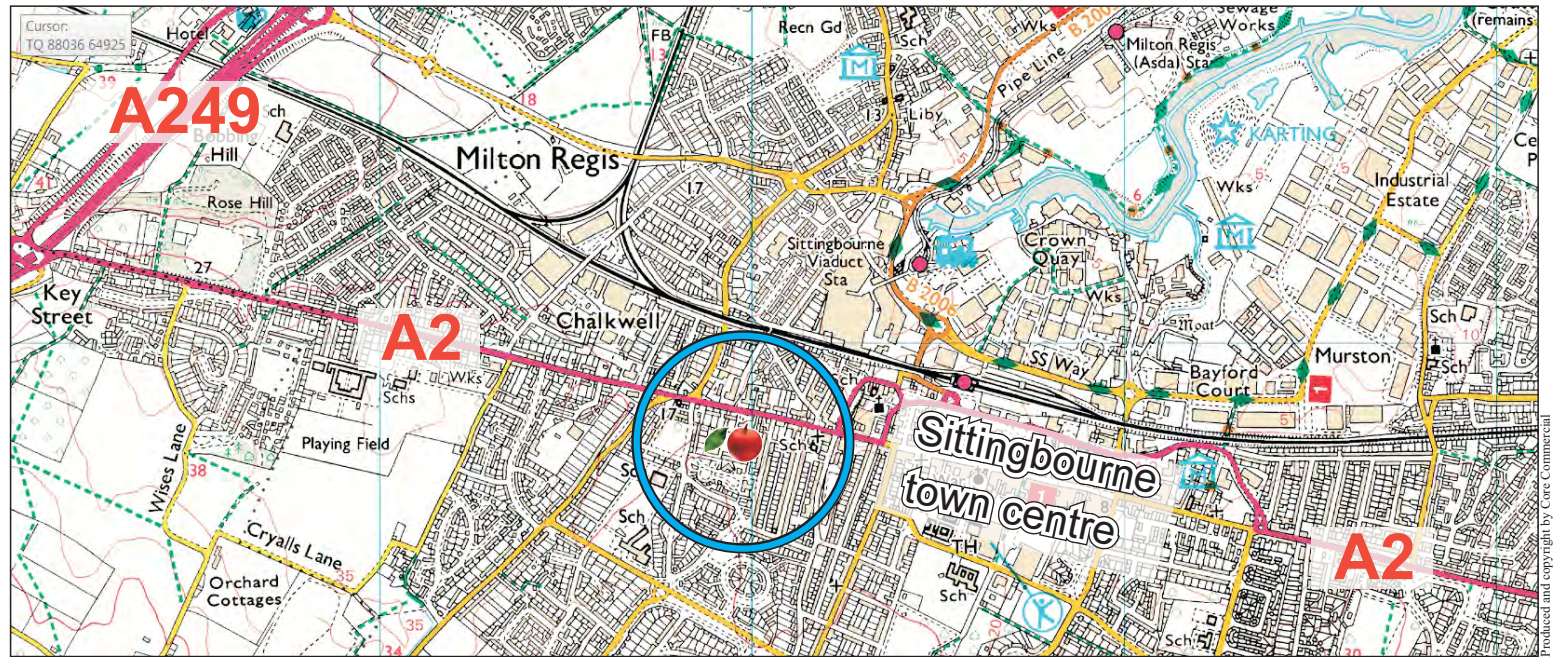
### Terms

To let at **£20,000** pa plus vat. Rates payable year 2013/14: £10,362 pa (Rateable Value £22,000).



Board at front of estate

LONDON ROAD TRADING ESTATE	
A	CAPITA
B	
C	TO LET
D	TO LET
E	GREENCURE
F	BEST CAR WASH
G	
H	FRIDGEN CAUSE FOODS
P1	TO LET
P2	TO LET
Q	J H LIFTING GEAR HIRE LTD
R	CENTURE SERVICES LTD



  
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