

TO LET

487 Sq Ft

- Stepped rent incentives available
- Parking available
- Kitchen point
- Suitable for us as offices / storage / studio workshop
- WC facilities

020 8252 8000
Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

UNIT B5, SMEED DEAN CENTRE, CASTLE ROAD, SITTINGBOURNE, KENT, ME10 3EW

Stepped rent incentives are available, with rent from **£8,766 per annum / £730.50 per calendar month (£18.00 psf)** in Year 1, rising to **£9,253 per annum / £771.08 per calendar month (£19.00 psf)** in Year 2 and **£9,740 per annum / £811.67 per calendar month (£20.00 psf)** in Year 3.

Unit B5 provides approximately **487 sq ft** of self-contained business accommodation within the established **Smeed Dean Centre** in Sittingbourne.

The unit offers flexible ground-floor space suitable for a range of office, storage, studio or workshop uses, subject to the necessary consents. The accommodation benefits from a practical layout, good natural light, WC facilities and a kitchen point.

Parking is available within the estate, supporting day-to-day business use for occupiers and visitors.

Location

Smeed Dean Centre forms part of the popular **Eurolink Business Park**, an established commercial location in Sittingbourne.

The estate provides convenient access to **Sittingbourne town centre**, the **A2/M2 corridor** and the wider regional road network, making it well suited to small businesses, service providers, studio users and occupiers seeking accessible workspace in an established business park setting.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **487 sq ft** of self-contained business accommodation.

VAT

VAT may be applicable.

Planning Information

The property is suitable for office, storage, studio or workshop use, subject to the necessary consents. Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Services

The property benefits from WC facilities and a kitchen point. Interested parties should satisfy themselves as to the availability and capacity of all services.

Service Charge

Further information is available upon request.

Additional Information

Rent

A stepped rent structure is available:

Year 1: £8,766 per annum exclusive / £730.50 per calendar month (£18.00 psf)

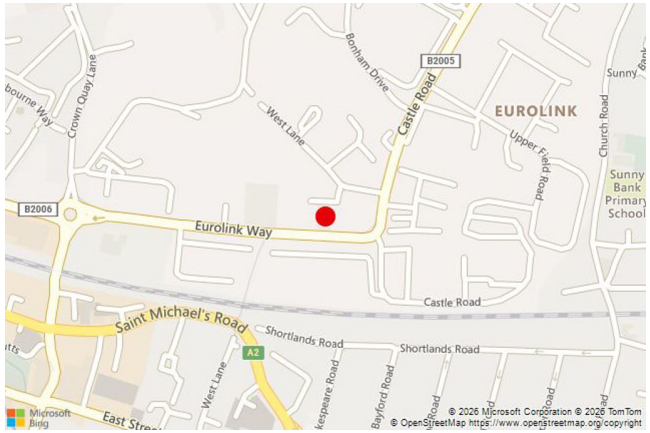
Year 2: £9,253 per annum exclusive / £771.08 per calendar month (£19.00 psf)

Year 3: £9,740 per annum exclusive / £811.67 per calendar month (£20.00 psf)

Viewing

Strictly by appointment through Petchey Holdings.

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Petchey