

eurolink 4

STYLES CLOSE ■ SITTINGBOURNE ■ ME10 3BF

CANMOOR



Modern Industrial/Warehouse Development 9,600 sq ft - 16,000 sq ft **TO LET**

- Established Eurolink commercial area
- 6m clear working height
- Electronically operated loading doors
- Fully fitted centrally heated offices
- Fenced and gated yards
- Allocated car parking spaces

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DESCRIPTION

Eurolink 4 comprises a modern development of 13 industrial / warehouse units ranging from approximately 9,600 sq ft -16,000 sq ft. The units are constructed of steel portal frames with insulated steel cladding, benefitting from sliding sectional loading doors and separate personnel doors. The units have a maximum eaves height of 6.5 metres reducing to 6 metres at the rear.



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

The development 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
A2	2.2
Sittingbourne	2.4
M2 J5	6
M20 J7	12
Medway	14
Manston Int.	31

	MILES
Dover	32
London Gateway	44
City Airport	46
Central London	49
Gatwick Airport	51
Stansted Airport	68



EPC RATINGS

Available on request.

FURTHER INFORMATION

For more information and a full proposal, please contact:

RATEABLE VALUE