eurolink 4







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

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

SITTINGBOURNE

eurolink 4

STYLES CLOSE ■ SITTINGBOURNE ■ ME10 3BF



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.





6 metre clear working height



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2

Fenced and gated yards



Established Eurolink com<u>mercial area</u> to N

Excellent access to M249, M2 & M20

SITTINGBOURNE





eurolink 4

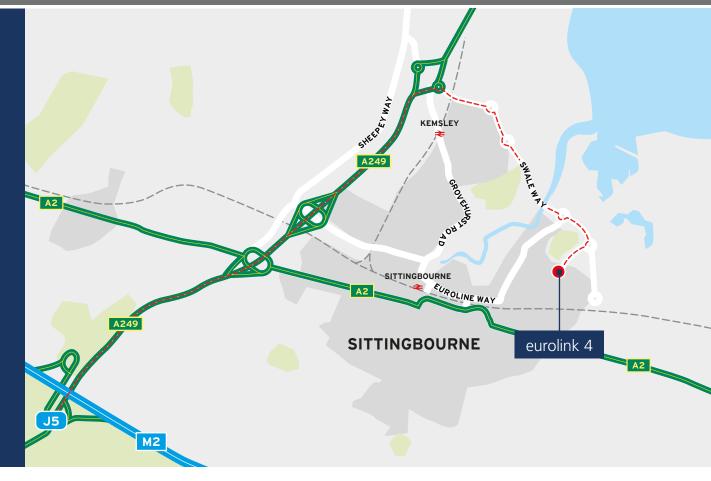
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LOCATION

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		MILES
A2	2.2	Dover	32
Sittingbourne	2.4	London Gateway	44
M2 J5	6	City Airport	46
M20 J7	12	Central London	49
Medway	14	Gatwick Airport	51
Manston Int.	31	Stansted Airport	68



EPC RATINGS

FURTHER INFORMATION

Available on request.

For more information and a full proposal, please contact:

RATEABLE VALUE