



TO LET / FOR SALE

Units 11D and Unit
11E, Dolphin Park,
Cremers Road,
Sittingbourne
ME10 3HB

Unit 11D: 4,650 sq ft (432 m²)

Unit 11E: 5,224 sq ft (485 m²)

- Established industrial location
- 5m eaves height
- Secure yard

Description

Units 11D and 11E comprise two combined industrial/warehouse units of steel portal frame construction, with approximately 5m eaves, benefitting from a secure yard totalling c.8,500 sq ft.

Location

Dolphin Park is located within the established Eurolink Industrial Estate, which is north-east of Sittingbourne town centre. Dolphin Park is approximately 5 miles from Junction 5 of the M2, thereafter leading to Junction 7 of the M20 via the A249 dual carriageway.

Accommodation

Unit 11D	4,650 sq ft (432.00 sq m)
Unit 11E	5,224 sq ft (485.32 sq m)
Total	9,874 sq ft (917.32 sq m)

Due Diligence

To comply with Anti Money Laundering regulations, Carter Jonas and Watson Day will undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Terms

Unit 11D: Lease expiring 10th October 2029 and at a passing rent of £46,500 per annum (£10 psf)

Unit 11E: Lease expiring 11th October 2029 and at a passing rent of £47,470 per annum (£9.09 psf)

Alternatively, a new longer-term lease may be available directly from the landlord. The freehold interest is also available for sale, with further details available upon request.

Rent / Price

Passing rent: £93,970 per annum exclusive.

Freehold price available upon application.

Rates

Available on request.

EPC

Band D (94). Valid until 24.08.2032.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Viewings

For further information or to arrange a viewing, please contact Carter Jonas or joint agents Watson Day.





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Carter Jonas