

# The Glenmore Centre

Castle Road, Eurolink, Sittingbourne

## For Sale / To Let

13 new high specification light industrial/warehouse units  
with good access to junction 5 M2 and junction 7 M20

947 ft<sup>2</sup> - 2,777 ft<sup>2</sup>  
(88 m<sup>2</sup> - 258 m<sup>2</sup>)



Another  
**Glenmore**  
Development

Indicative Artists Impression

## Location

The units occupy a prominent position close to the proposed Northern Relief Road which is due for completion in 2007. Adjacent occupiers include Blackmore Heath, RTC Europe Limited, Floplast, Cross & Wells and Marshalls. Eurolink is an established business park with over 1.5 million sq.ft. of accommodation. There is good access to Sittingbourne town centre and a link to the A249 dual carriage way thereafter connecting with junction 5 M2, junction 7 M20 and Maidstone.

## Description

This is a new development of high specification units which can be occupied as light industrial, warehouse or trade counter units. Eaves height is approximately 6m and first floor storage areas have been installed. There is allocated parking adjacent to each unit. Construction is of steel portal frame with modern profile cladding and double glazed windows set in.

## Schedule of Areas

Unit	Ground Floor		First Floor		Total		Van	Cars
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.		
1	157	1,690	76	818	233	2,508	1	4
2	100	1,076	46	495	146	1,571	1	2
3	84	904	38	409	122	1,313	1	2
4	84	904	38	409	122	1,313	1	2
5	84	904	38	409	122	1,313	1	2
6	100	1,076	46	495	146	1,571	1	2
7	157	1,690	76	818	233	2,508	1	4
8	85	915	41	441	126	1,356	1	2
9	60	646	54	583	114	1,229	1	2
10	59	635	29	312	88	947	1	2
11	82	883	41	441	123	1,324	1	2
12	86	926	43	463	129	1,389	1	2
13	172	1,851	86	926	258	2,777	2	4

All areas gross internal approx

The agents for themselves and for the vendors / lessors of this property whose agents they are give notice: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. All rents and prices quoted are exclusive of VAT.

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## Specification

- Landscaped Environment
- Power floated Concrete floor to warehouse
- Clear open span production/storage area
- 6m to eaves/ min 3m clearance under first floor
- First floor suitable for office fit out
- Allocated car parking
- All mains services including three phase electricity

## Terms

The units are available freehold with vacant possession. Consideration may be given to lettings for terms to be agreed. V.A.T. is payable.

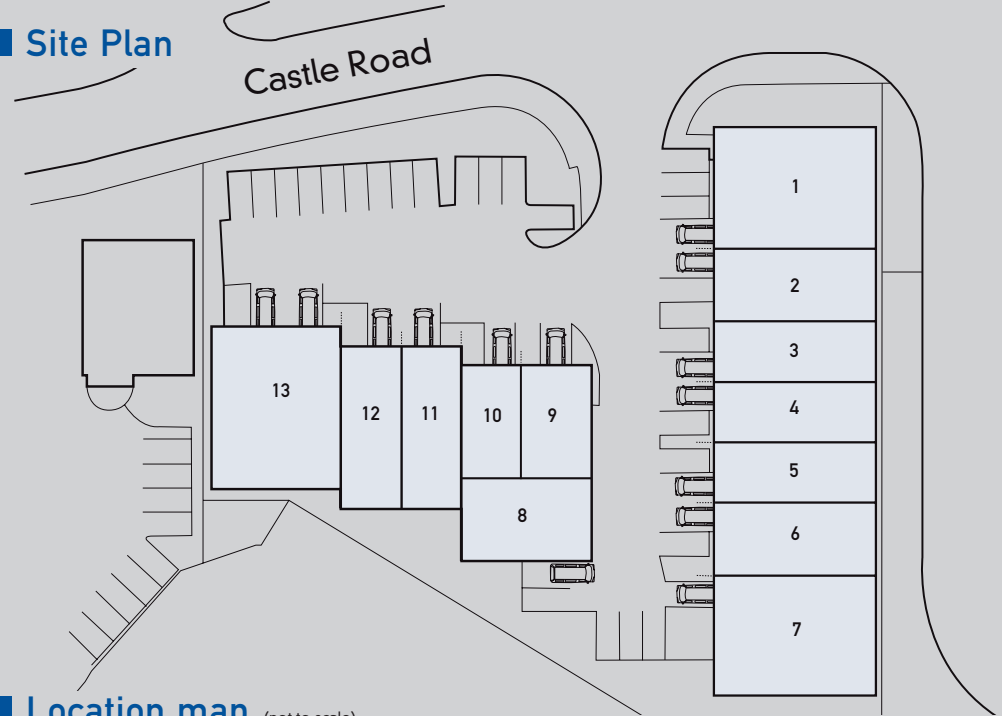
## Legal Costs

Each party to be responsible for their own legal costs.

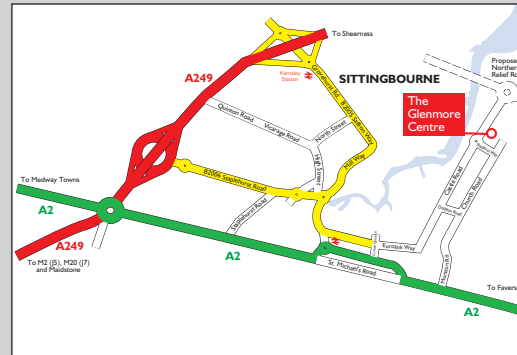
## Viewing

Strictly by arrangement with the sole agents.

## Site Plan



## Location map (not to scale)



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