



Dolphin Park

Unit 5, Cremers Road, Eurolink, Sittingbourne, Kent, ME10 3US



31,845 SQ FT FOR SALE / TO LET

Newly Refurbished Self Contained Warehouse/Light Industrial Unit

DESCRIPTION

Dolphin Park is a newly refurbished self-contained warehouse/light industrial unit.

There is ample isolated parking and a yard, accommodating 20 parking spaces, ensure convenience for both staff and visitors.

With an EPC of a 'A' rating and a BREEAM rating of 'Very Good,' this facility exemplifies sustainability and innovation in a modern industrial setting.



Eaves height
of 6.7M



Power floated
concrete floor with
35kn/m² loading



Bicycle racks



Roof mounted
solar panels



2 x Electric roller
shutter doors
4.5m (h) x 3.8m (w)



LED high level
lighting



Two storey fully
fitted offices



WCs and
showers



20 car parking
spaces



4 EV charging
points

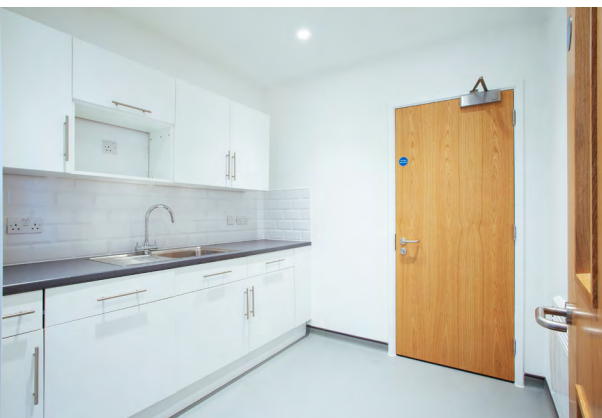


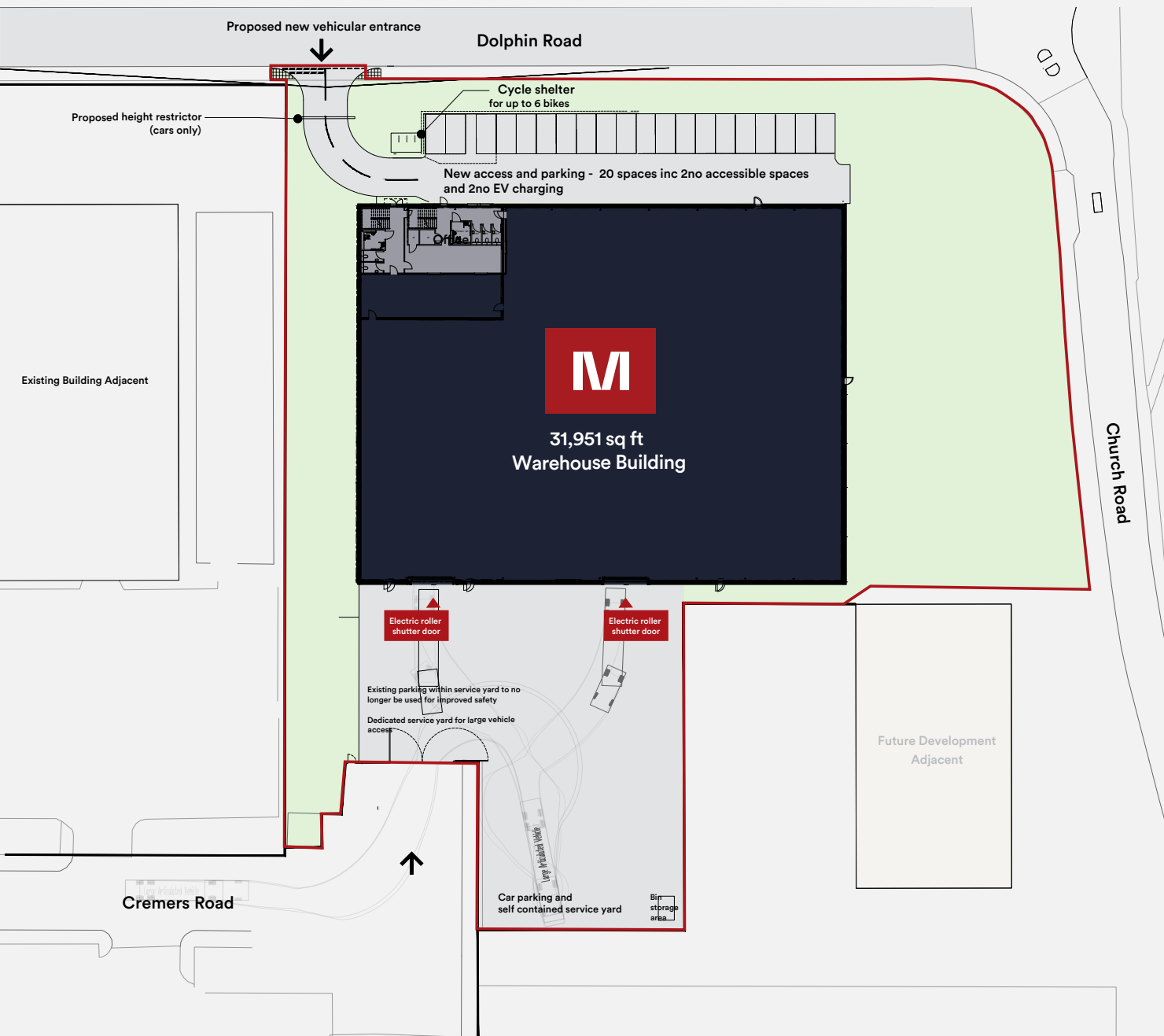
Dolphin Park



ACCOMMODATION

| | Sq ft | Sq m |
|------------------|---------------|-----------------|
| Warehouse GF | 28,661 | 2,662.76 |
| Offices GF | 1,592 | 147.90 |
| Offices FF | 1,592 | 147.90 |
| TOTAL GEA | 31,845 | 2,958.56 |





PRICE/RENT & RATES

Price/Rents and rates on application.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

PLANNING

The properties are considered suitable for B1 or B8 use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

REFERENCES & LEGAL COSTS

The granting of a lease will be subject to satisfactory references and accounts, with each party bearing their own legal costs.

EPC

Achieved a rating of a high 'A'.

BREEAM

BREEAM rating of 'Very Good'.

LOCATION

Dolphin Park occupies a good position in the centre of Eurolink is an which is an established business park with well in excess of 2 million sq ft of warehouse, industrial and office accommodation.

There is good access to Sittingbourne town centre and mainline railway station and a link to the A249 dual carriageway thereafter connecting with J5, M2 (6 miles), J7, M20 (12 miles), Maidstone and the Medway towns.



Postcode: ME10 3US



PORTS

| | |
|----------------|----------|
| Sheerness Port | 8 miles |
| Folkestone | 34 miles |
| Dover | 34 miles |



ROAD

| | |
|--------------------|----------|
| Junction 5 M2 | 5 miles |
| Junction 7 M20 | 11 miles |
| Junction 5 M25/M26 | 39 miles |



RAIL

| | |
|--------------------------|--------|
| Sittingbourne Overground | 1 mile |
|--------------------------|--------|



Dolphin Park

Unit 5, Cremers Road, Eurolink, Sittingbourne, Kent, ME10 3US

Owned and Managed by:



Claudia Gasparro
07831 338014
CGasparro@lcpproperties.co.uk

For more information, please contact the joint sole agents:



Kevin Dempster
07860 504620
kevindempster@watsonday.com



Max Dowley
07548 773 999
max.dowley@dtre.com

Jake Huntley
07765 154 211
jake.huntley@dtre.com