

Unit 1-3, Heard Way, Eurolink, Sittingbourne ME10 3SA

First Floor Office Space

£16,000 PA



First floor office space located on Heard Way in the successful Eurolink Business Park, extending to approximately 1,523 square feet (141 square meters).

### Key Features

- All Services and Business Rates Included
- Male and Female W/C
- Private Parking for 3 Cars

Residential, Commercial  
and Rural Property Specialists

T: 01795 470556  
F: 01795 470769

E: [info@georgewebbfinn.com](mailto:info@georgewebbfinn.com)  
W: [www.georgewebbfinn.com](http://www.georgewebbfinn.com)

## Property Details

George Webb Finn are delighted to offer this self contained 1523 sq ft (141.40 sq m) commercial first floor office unit, located on the successful Eurolink Business Park which has been benefitting from the opening of the A249 distribution road which provided direct access to the M2, M20 and the national motorway network. Located just a short drive or walk is Sittingbourne train station which has fast links to London and Canterbury.

Landlord is open to internal changes to the Unit upon request.

The property is connected to mains gas, electricity and water.

### Accommodation

Office 1 - 930.22 sq ft 86.42 sq m

Office 2 - 138.85 sq ft 12.90 sq m

Office 3 - 134.22 sq ft 12.47 sq m

Male and Female W/Cs



### Arrange a viewing

To arrange a viewing or if you have any questions please email [info@georgewebbfinn.com](mailto:info@georgewebbfinn.com) or call **01795 470556**

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## General Information

### Rent

£16,000 PA Inclusive of Rates, Building Insurance and Services

### Terms

To be let on a new full internal repairing lease, for a term to be agreed.

### Services

The property is connected to mains services and the annual rent inclusive of these costs.

### Legal Costs

All parties to pay their own legal costs.

### Rateable Value

The Rateable Value is £6,486 according to the VOA and is the annual rent inclusive of these costs.

### Insurance

The landlord insures the Property and the insurance premium is included within the annual rent.

### Viewing

Strictly by prior appointment with the agent.

### Agents Notice

Messrs George Webb Finn for themselves and for the Landlord of this property whose Agents they are give notice that: (i) the particulars are set out as a general guide and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, photographs, dimensions, reference to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) any plans or areas referred to are based on the Ordnance Survey National Grid Sheets or RPA digital maps, as revised by the Agents and are published for identification purposes only; (iv) no person in the employment of George Webb Finn has any authority to make or give any representation or warranty whatsoever in relation to this property; (v) no responsibility will be accepted for any expenses incurred by intending Tenants or their Agents; (vi) please note that we have not tested the equipment, appliances and services in this property and intending Tenants are advised to commission the appropriate investigations before formulating their offer to let.

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