

**A/B LONDON ROAD TRADING ESTATE
LONDON ROAD, SITTINGBOURNE
KENT ME10 1SX
* PRELIMINARY DETAILS***



**PURPOSE BUILT FLEXIBLE OFFICES/STORES
TO SUIT A WIDE RANGE OF USES INCLUDING LEISURE, SURGERY, CLINICS, VETS
EDUCATION/TRAINING, TRADE & SHOWROOM & OTHER CLASS E USES (SUBJECT TO PLANNING)
CURRENT PLANNING INCLUDES CLASS E. THIS INCLUDES SPECIFICALLY FINANCIAL, DENTAL &
HEALTH SERVICES, EDUCATION, TRAINING & COMMUNITY USES AMONGST OTHERS**

**9,830 SQ. FT. (913 M²)
28 ALLOCATED CAR PARKING SPACES**

TO LET

LOCATION

London Road Trading Estate is just off the A2 London Road to the west side of Sittingbourne. There is good access to J5, M2 and J7, M20. Sittingbourne town centre is within walking distance offering access to a wide range of shopping facilities as well as Sittingbourne mainline railway station with fast and regular services to London and the Kent coast. Services to London include St. Pancras and Victoria within approximately 60 minutes.

For location click line or copy & paste to your browser

<https://w3w.co/books.safe.flats>

DESCRIPTION

- Suitable for a variety of uses including offices, leisure, surgery, trade counter & showroom
- Carpeted throughout with suspended ceilings & comfort cooling/heating
- WC facilities to ground and first floor
- 28 dedicated car parking spaces (ability to double park)
- Available 01/04/2026

ACCOMMODATION (Gross Internal Area)

Ground Floor

Offices 4,916 sq. ft. (456.7 m²)

First Floor

Offices 4,923 sq. ft. (457.3 m²)

Total 9,830 sq. ft. (913.2 m²)

LEASE

A new full repairing and insuring lease for a term to be agreed is available from 01/04/2026.

RENT

£68,500 per annum exclusive.

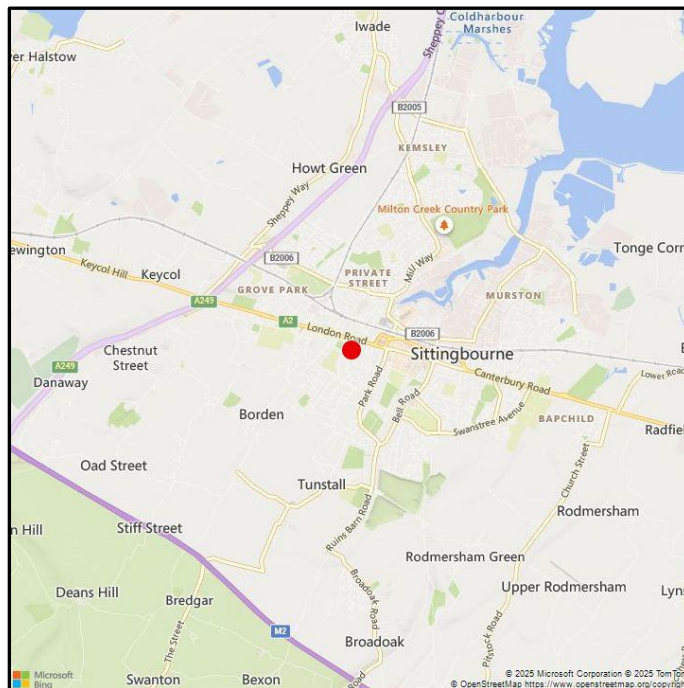
VAT

We understand the property is elected for VAT and therefore VAT will be payable.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

LOCATION PLAN



BUSINESS RATES

Rateable Value £59,500

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band B (39). Valid until 15/10/2035.

PLANNING

We understand current planning permission includes Class E. This includes financial services, dental and health services, education, training and community uses. Other uses may be appropriate, subject to planning consent.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

01634 668000/07860 504620

kevindempster@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01634 668000