



**INDUSTRIAL UNITS & OFFICE SPACE TO LET
WALBROOK PARK, ISLE OF SHEPPEY (PHASE 2)**

2,032 – 4,065 Sq Ft (188.78 – 377.65 Sq M)

**BUILDING 2 WALBROOK BUSINESS PARK, NEATS COURT,
QUEENBOROUGH ROAD, SHEERNESS, KENT ME12 3XS**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

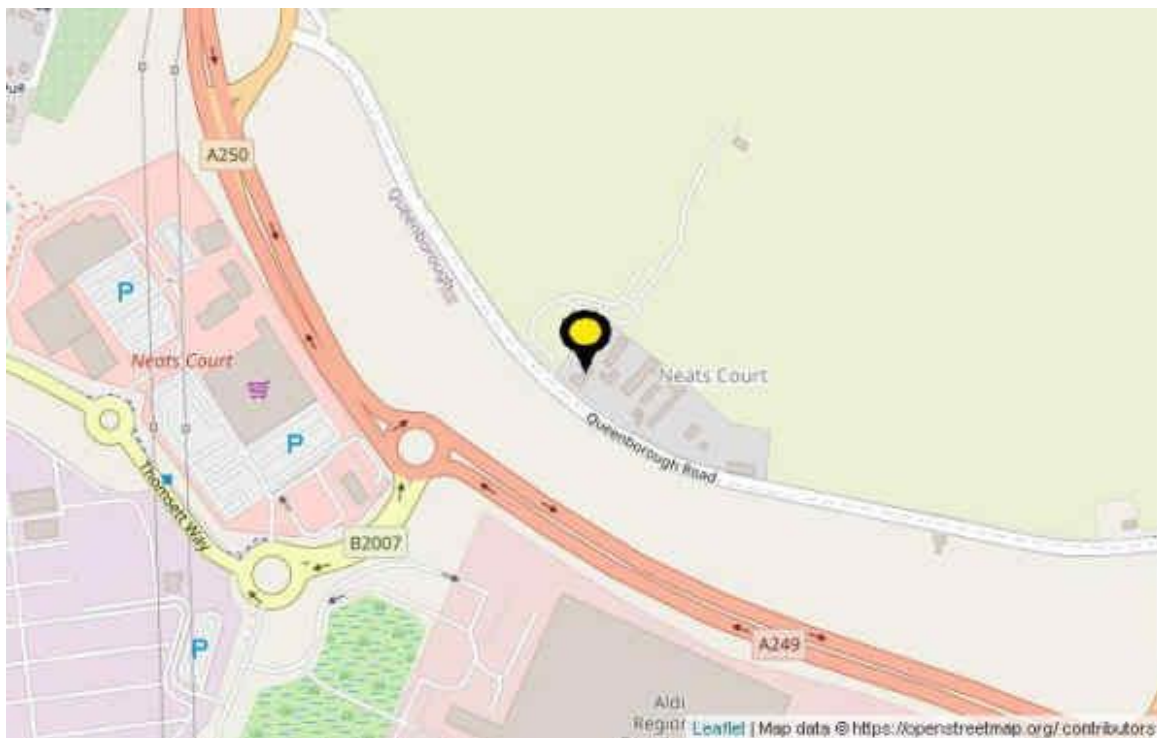


LOCATION:

Walbrook Business Park is directly adjacent to the A249, which means business units are both highly visible and easily accessible. Dual-carriageway direct from London to within 50m of Walbrooks' entrance.

Major motorway links by car:

- M2 Junction 5 only 9 miles
- M20 Junction 7 only 14 miles
- M26 connection only 25 miles
- M25 Junction 5 only 33 miles



DESCRIPTION:

This detached, stand-alone unit is situated in the newly constructed Phase 2 of Walbrook Business Park. The unit is constructed of a steel frame with white cladding, a roller door and main entrance for personnel, with the capacity to have a first floor or mezzanine built in upon request. This building can be let as a whole, or divided into two units of 2,032 sq ft each.

4 parking spaces are included per unit (8 for the whole building), as well as designated space in front of the loading door.

There will be a Business Centre at the entrance of the park which will be the park's main reception. It will comprise of multiple meeting rooms for hire for the local community and tenants alike, plus a café, postal and admin services. Walbrook is targeting an excellent BREEAM and EPC rating. The park will be fitted with multiple sustainability features including highly insulated buildings to reduce permeability, efficient heating and cooling systems and water-saving fixtures and fittings. Walbrook Business Park will be designed to be in keeping with the surrounding landscape. It will be a pleasant place to work and visit.

ACCOMMODATION:

All areas are approximate and gross internal:

Block 2: 2,032 – 4,065 sq ft (188.78 – 377.65 sq m)

This building can be split into two units of 2,032 sq ft each.

Every unit has the capacity to have a mezzanine or first floor.

The landlord will, if required, install WC, kitchen and LED lighting.

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TERMS:

A new Full Repairing and Insuring Lease for a term to be agreed.

RENT:

From £14 per sq ft per annum exclusive

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

To be assessed.

EPC:

The Energy Performance Asset Rating for this property is awaited.

VIEWING:

Mr Jonathan Creek

01622 692144

jcreek@harrisons.property



Phase 2

Phase 1
(Completed)

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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Maidstone Office: Springfield Rag Room, Mill Lane, Maidstone, Kent, ME14 1GU
 info@harrisons.property | T: 01622 944000
 Medway Office: Innovation Centre Medway, Maidstone Road, Chatham, Kent ME5 9FD
 info@harrisons.property | T: 01634 265900

