



**PROMINENT INDUSTRIAL UNIT IN THE CENTRE OF SITTINGBOURNE**

**8,364 sqft (777.0 sqm)**

**FOR SALE**

**DANE WORKS, CROWN QUAY LANE,  
SITTINGBOURNE, KENT ME10 3HU**

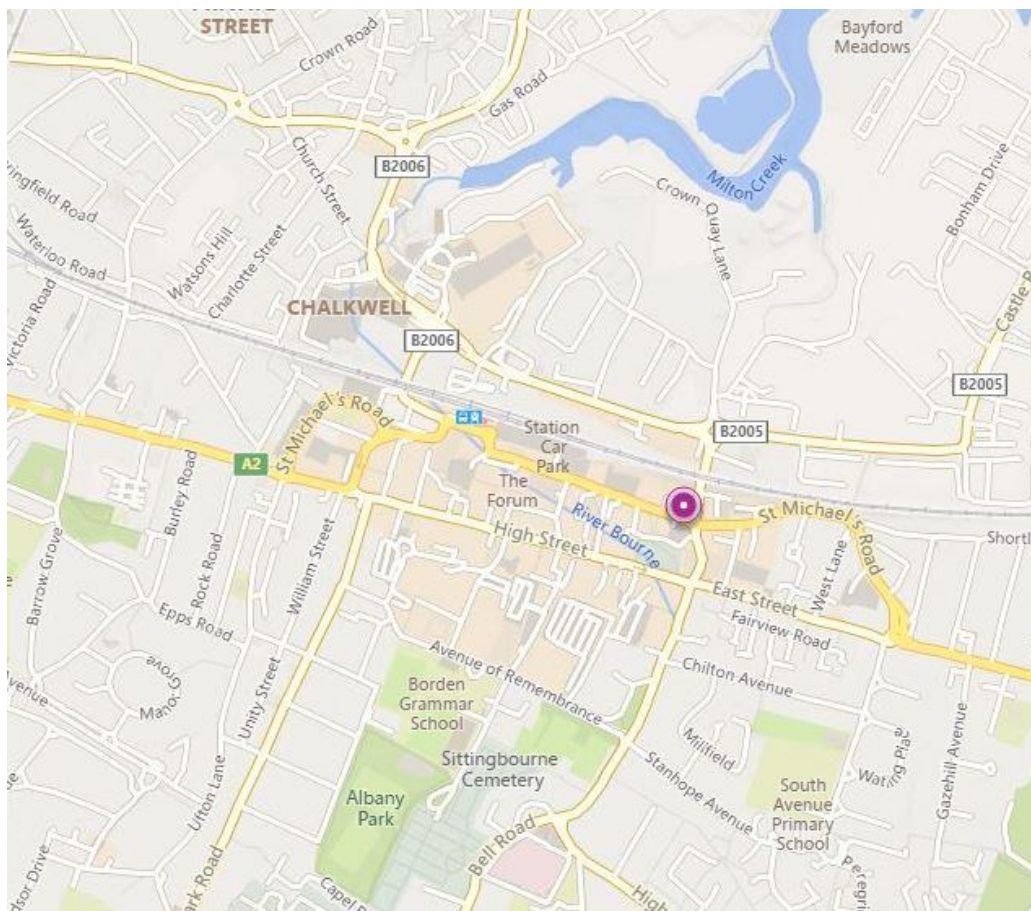
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

## LOCATION:

Dane Works are prominently situated on the western side of Crown Quay Lane just before the railway bridge and directly opposite Grid House. It is just off the busy St Michael's Road to the south and Eurolink Way to the north. To the south and east is the town centre and to the north, the Eurolink industrial estates.

It is in an area of mixed uses including offices, a gym, car sales, truck sales and the Borough Council offices. It is a short walk from the town centre, bus station and mainline railway station.



## DESCRIPTION:

The building is predominantly an open plan engineering workshop, and attached at the front is a two storey office building with reception and staff facilities.

The workshop is predominantly an older building with brick and block walls with a roof clad with profiled sheeting lined internally and incorporating roof lights providing natural lighting. The roof is supported by a lattice frame. The height to the underside of the lattice frame is approx. 20' (6.1m). To the rear is a 2 bay modern extension with block low walls to a height of about 6'6" (2 m) and a steel frame above clad to the walls and roof with insulated and profiled steel sheeting and translucent rooflight panels. There are two gantry cranes (one marked SWL 5 Ton). Along both flank walls there are large windows providing natural lighting. There is a small change in internal floor levels between the front main workshop and rear workshop area. The workshop has a Benson gas fired blower heater. There is access from the front by way of a steel roller shutter 12' (3.7m) wide x 16' 6" (5.1 m) high and from the side by way of low recessed doors set into the modern rear extension.

To the front and linked to the workshop is the two storey office and staff facilities, constructed with brick elevations, beneath a flat roof. The offices have gas fired central heating.

There is a forecourt to the front of the unit with an electricity substation for the workshop and a vehicular access along the southern elevation.

It is a very secure site being bounded on three sides by the railway embankment, the fire station and the former ambulance station.

## ACCOMMODATION:

All areas gross internal and approximate.

Ground floor Workshop:	7,446 sqft	(691.8 sqm)
2 Storey Offices and Ancillary:	<u>990 sqft</u>	<u>(85.2 sqm)</u>
<b>TOTAL:</b>	<b>8,364 sqft</b>	<b>(777.0 sqm)</b>
Site Area (approx.):	0.36 acre	(0.146 ha)

## SERVICES:

Mains 3 phase electricity  
Mains gas  
Mains water  
Mains drainage  
Telecom connectivity.

## PLANNING & BUILDING REGULATIONS:

The last use is as a heavy engineering workshop which we consider falls within the planning Use Class B2. It is, however, the responsibility of the applicant to satisfy themselves that their intended use of the property complies with the relevant planning permission and building regulations in force at the time of the letting.

## BUSINESS RATES:

Description:	Factory and Premises.
Rateable Value (2023):	£21,750
UBR in £:	49.9p
Rates Payable:	£10,853.25

Potential applicants are advised to check with the Local Rating Authority Swale Borough Council (01795 417454, ndr@swalegov.co.uk) to check the above is correct.

## EPC:

Certificate Number: 2916-3384-8849-0753-0048

Issue Date: 20th June 2024

Rating: Band D (89)

The EPC for the property can be downloaded from the Government or Harrisons websites.

## PRICE:

Offers of the order of £725,000 are sought for the freehold.

## VAT:

Note the unit is not elected for VAT and accordingly VAT will not be charged in addition to the sale price.

## LEGAL COSTS:

Each party to meet their own legal costs.

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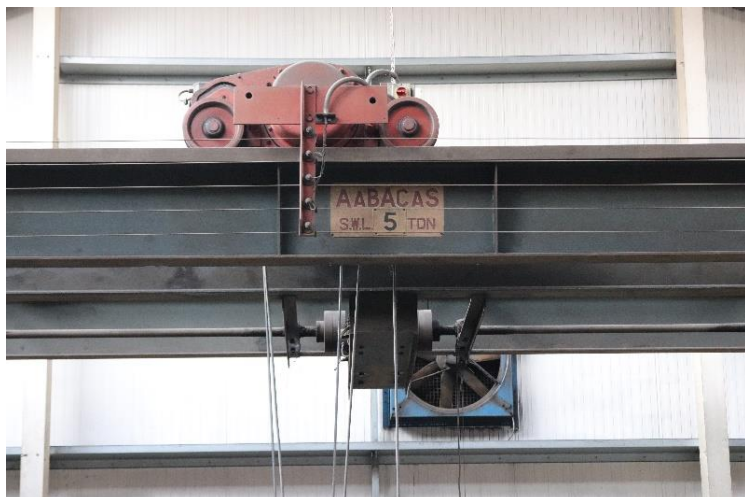
## VIEWING:

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Ref: 30/01/25 / SP /



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