



Dolphin Park

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



31,951 SQ FT TO LET

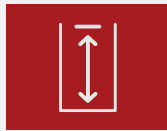
Newly Refurbished Self Contained Warehouse/Light Industrial Unit

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.

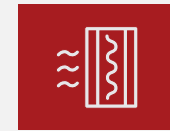
With a target EPC of a high B rating and a desired BREEAM rating of 'Very Good,' this facility exemplifies sustainability and innovation in a modern industrial setting.



Eaves height
of 6.7m



Power floated
concrete floor with
35kn/m² loading



Block work and
insulated vertical
sheeting walls



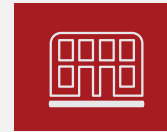
Insulated profiled
steel clad roof
with roof lights



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



LED high level
lighting



Two storey
offices



WCs and
showers



Isolated parking
and yard with 35
parking spaces



EV charging
points



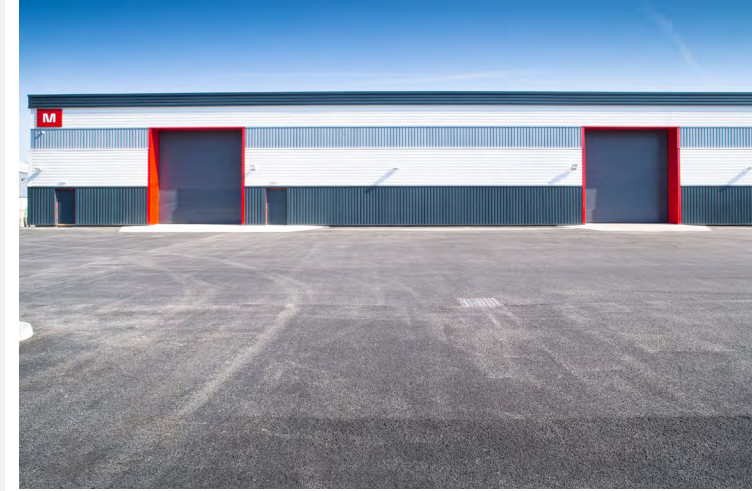
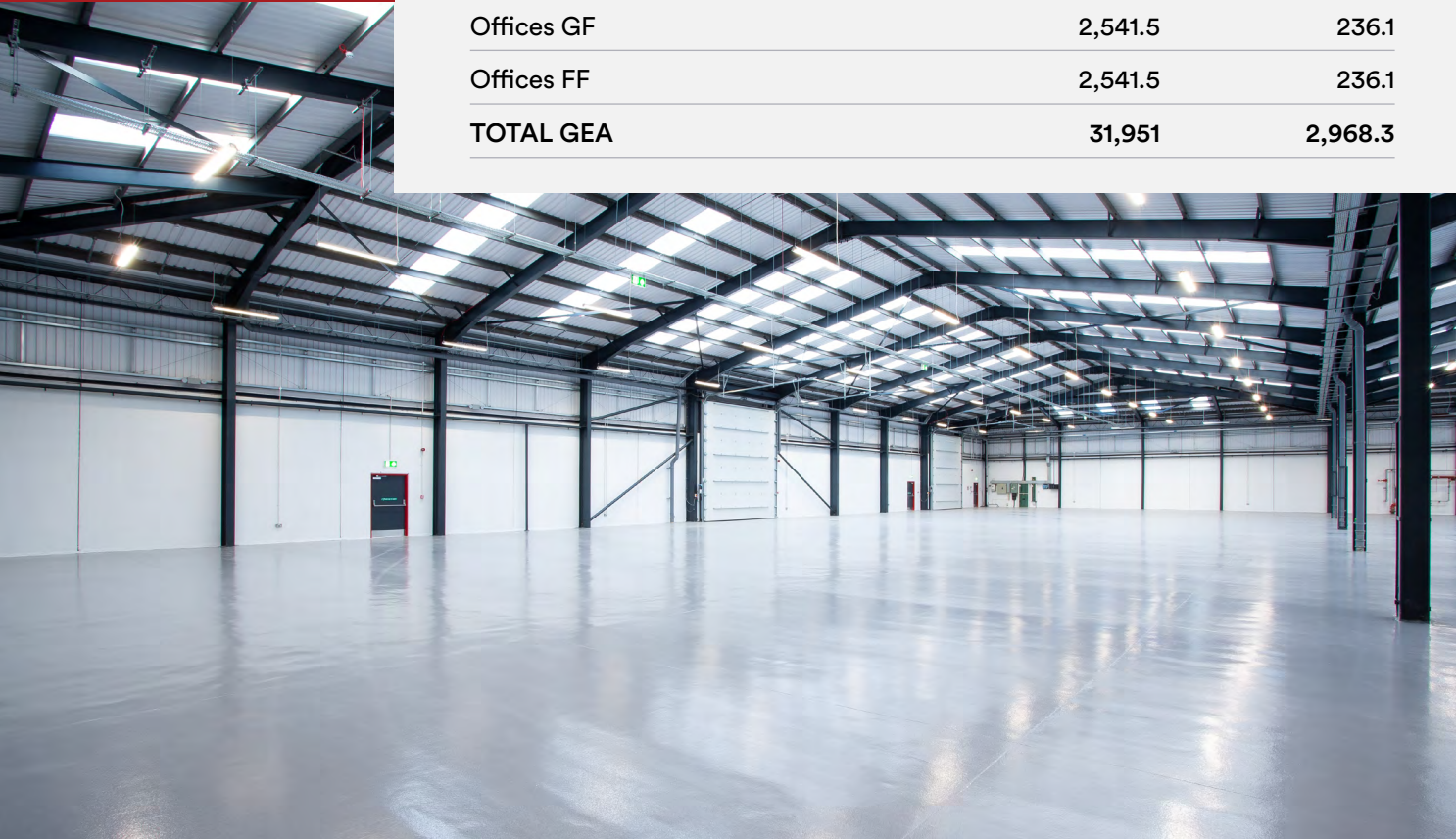
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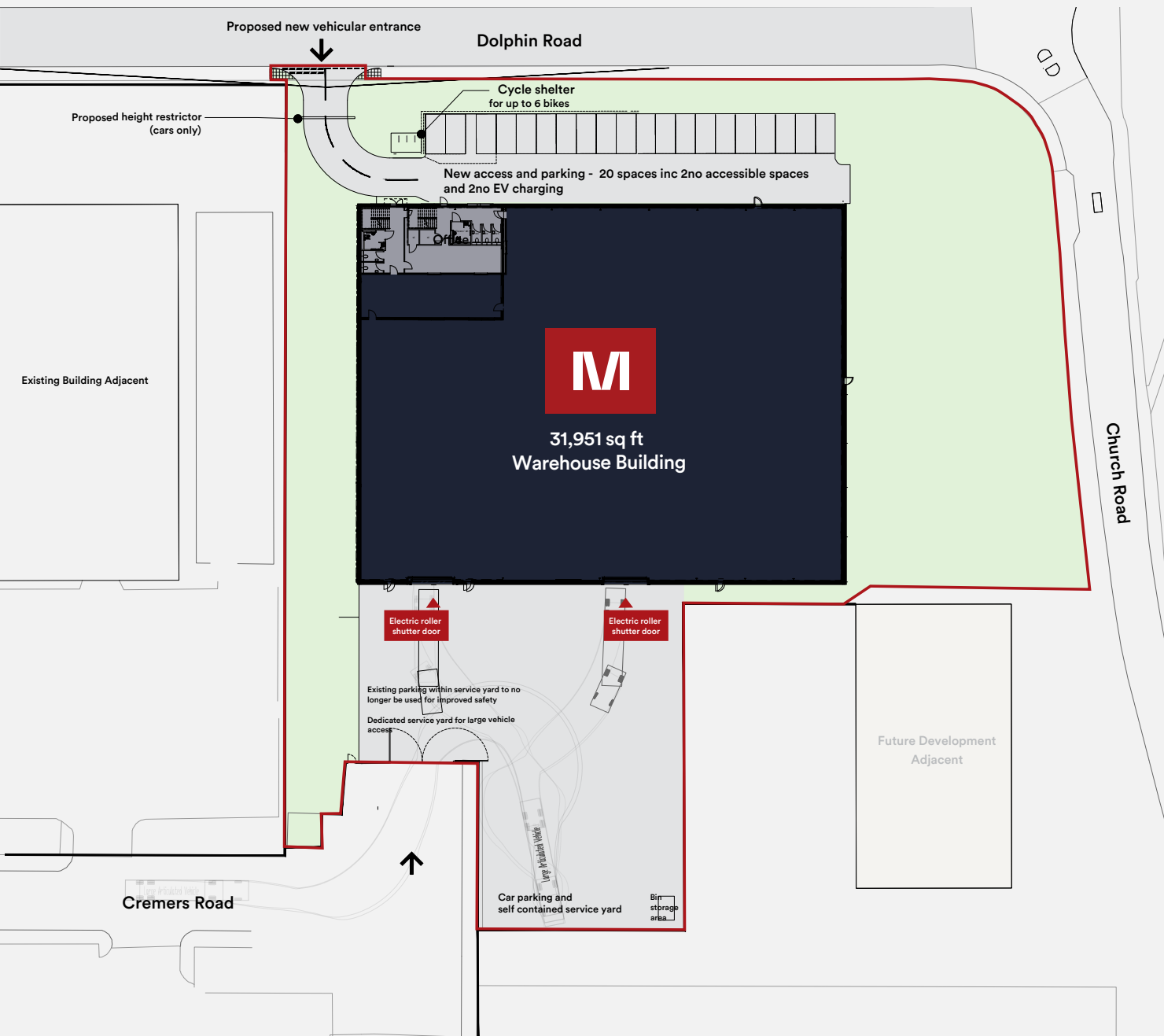
Dolphin Park



Dolphin Park

	Sq ft	Sq m
Warehouse GF	26,868	2,496.1
Offices GF	2,541.5	236.1
Offices FF	2,541.5	236.1
TOTAL GEA	31,951	2,968.3





RENT & RATES

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 B2 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

A target rating of a high 'B'.

BREEAM

BREEAM target 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
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Owned and Managed by:



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