



Dolphin Park

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



31,951 SQ FT TO LET

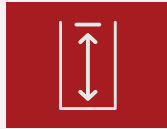
Newly Refurbished Self Contained Warehouse/Light Industrial Unit

DESCRIPTION

Dolphin Park is a newly refurbished self-contained warehouse/light industrial unit.

There is ample isolated parking and a yard, accommodating 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 cladded 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



Dedicated office parking and yard with circulation and further parking



EV charging points



Dolphin Park



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	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 property is considered suitable for B1 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 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	6 miles
Junction 7 M20	12 miles
Junction 5 M25/M26	39 miles



RAIL

Sittingbourne Overground	1 mile
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Owned and Managed by:



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