



# 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

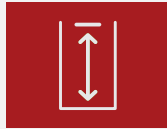


## DESCRIPTION

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 an EPC of a 'A' rating and a 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/m<sup>2</sup> loading



Bicycle racks



Roof mounted  
solar panels



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



LED high level  
lighting



Two storey fully  
fitted offices



WCs and  
showers



20 car parking  
spaces



4 EV charging  
points



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## ACCOMMODATION

	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
<b>TOTAL GEA</b>	<b>31,951</b>	<b>2,968.3</b>





## 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 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

Achieved a rating of a high 'A'.

## BREEAM

BREEAM 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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