

Prominent Trade Counter / Warehouse
4,128 – 12,402 Sq Ft (383.49 – 1,152.15 Sq M)

**Available as a Whole or Separately
To Let**

Unit 6/5 A, B & C

Mill Way, Sittingbourne,
Kent, ME10 2PG



Trinity
TRADING ESTATE

ARAX PROPERTIES

HPS

GEF

TOOLSTATION

SCREWFIX

HOWDENS

WOLSELEY



Trinity Trading Estate

Trinity Trading Estate is a prominent commercial hub offering a diverse range of unit sizes and styles to accommodate various business needs. Strategically located near Sittingbourne town centre, providing excellent access to major transport routes, including the M2 and M20 motorways via the A249

Amenities

A range of convenient staff amenities are within a short walk or drive from the park.

Greggs	0.2 Miles
McDonald's	0.3 Miles
Pizza Hut	0.3 Miles
Costa Coffee	0.4 Miles
Morrisons	0.5 Miles
Tesco Extra	1 Mile



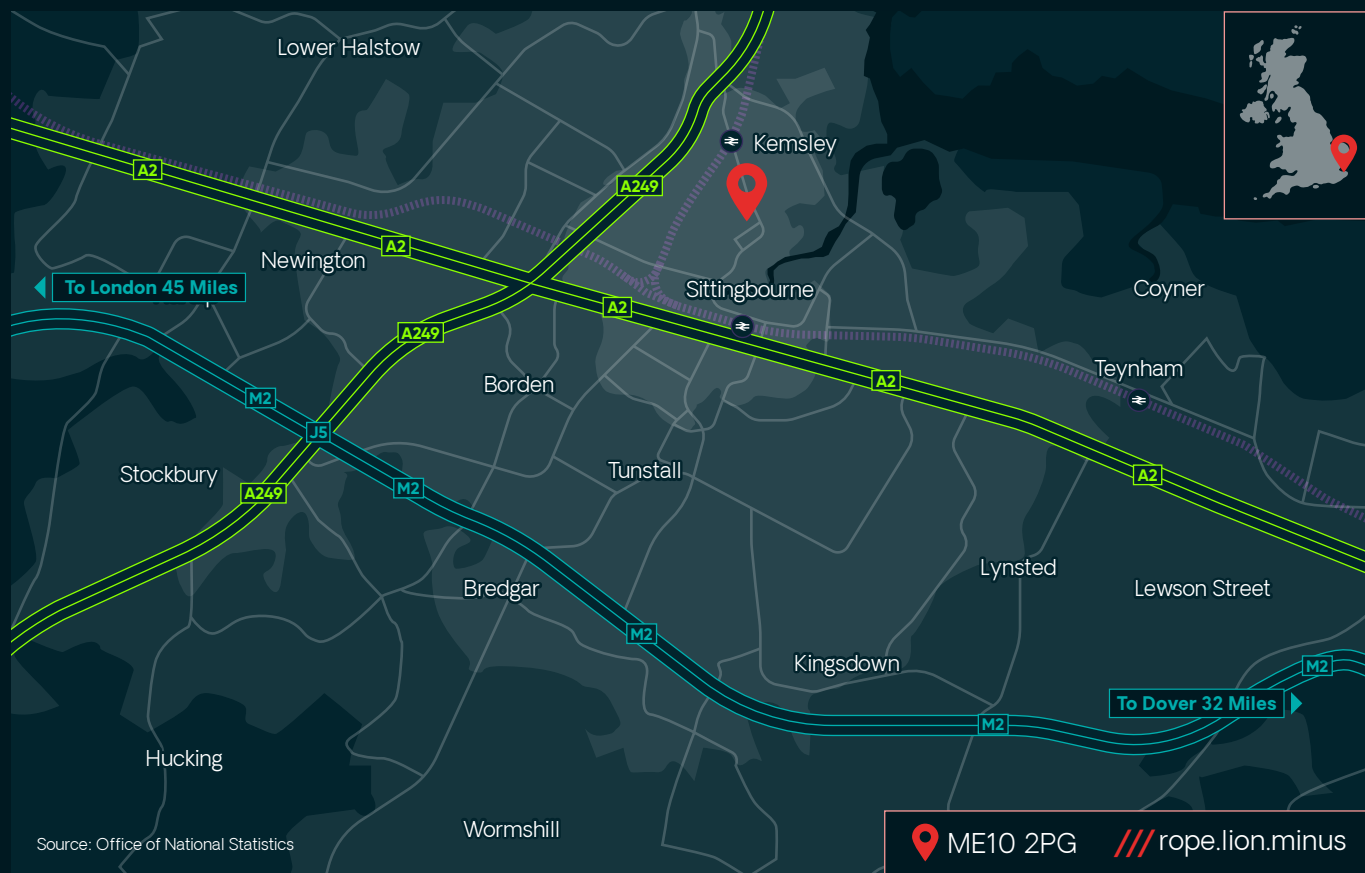
- Approx 5.5m eaves height
- 3 loading doors
- Open plan warehouse space
- Male & female WCs
- Office area to the front of the unit
- EPC Rated A
- Parking and loading facilities to the front
- Refurbishment complete & ready for occupation
- Solar PV

Unit Number	Sq Ft	Sq M
A	4,140	384.61
B	4,128	383.49
C	4,134	384.05
Total	12,402	1,52.15



Roads, Ports & Rail, The Trinity of Industrial Transport

The unit is located on the popular Trinity Trading Estate and affords access to the M2 and M20 motorways via the A249 carriageway and new link roads, thereafter leading to the M25, Dartford Crossing and Channel Ports. Sittingbourne town centre and its mainline railway station are to the south as is the main A2 trunk road.



5 Minute Drive

Population	33,146
Households	13,083
Labour Force	16,863

10 Minute Drive

Population	65,423
Households	25,742
Labour Force	32,959

15 Minute Drive

Population	118,663
Households	47,417
Labour Force	59,107

Strictly by appointment via the sole agents:



Kevin Dempster
07860 504620
kevindempster@watsonday.com

Terms

The property is available to let on new lease for a term to be agreed on a full and repairing and insuring basis.

VAT

The property is elected for VAT and therefore VAT will be payable on rent and other charges.

Rent

Unit A, £72,500 per annum exclusive.
Unit B, £72,500 per annum exclusive.
Unit C, £72,500 per annum exclusive.

Legal Costs

Each party to bear their own legal costs.