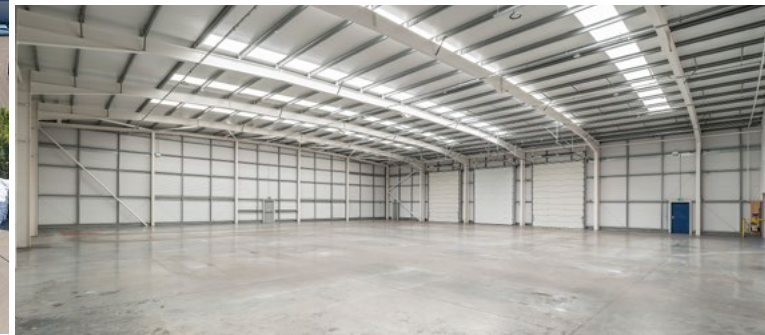


# unit 1

EUROLINK 4 ■ MANTLE CLOSE ■ SITTINGBOURNE ■ ME10 3BW

NEWLY  
REFURBISHED



## Modern Industrial / Warehouse Unit 15,950 sq ft (1,481.8 sq m) **TO LET**

- Unrivalled yard depth of up to 55m
- 6m clear working height
- 3 Electronically operated loading doors
- Fully fitted centrally heated offices
- Secure yard
- Allocated car parking spaces



# SITTINGBOURNE

# unit 1

EUROLINK 4 ■ MANTLE CLOSE ■ SITTINGBOURNE ■ ME10 3BW



## DESCRIPTION

Unit 1 Mantle Close is a 15,950 sq ft industrial unit constructed with a steel portal frame with insulated cladding, benefitting from 3 electronically operated loading doors. The unit has a clear working height of 6m. The unit also benefits from a large yard with a depth of up to 55m.



3 LOADING DOORS



6 METRE CLEAR WORKING HEIGHT



FIRST FLOOR OFFICES



FENCED AND GATED YARD



ESTABLISHED EUROLINK COMMERCIAL AREA



EXCELLENT ACCESS TO A249, M2 & M20

# SITTINGBOURNE



Unit 1	sq ft	sq m
Warehouse	12,695	1179.4
First Floor Offices	1,777	165.1
Ground Floor Offices	1,478	137.3
<b>Total</b>	<b>15,950</b>	<b>1,481.8</b>

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# SITTINGBOURNE



# unit 1

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CANMOOR

## LOCATION

Unit 1 is situated on the highly successful Eurolink Business Park which has benefitted from the opening of the A249 distribution road providing direct access to the M2, M20, Sheerness Port and the national motorway network. Access to Mantle Close is via Castle Road, the main estate spine road. The Sittingbourne northern relief road quickly connects to the Grovehurst junction of the A249. From here there is quick access to Junction 5 M2 (6 miles) and Junction 7 M20 (12 miles). Sittingbourne mainline train station and town centre is within 1 mile of the estate.

CONNECTIVITY	MILES	CONNECTIVITY	MILES
A2	2.2	Dover	32
Sittingbourne	2.4	London Gateway	44
M2 J5	6	City Airport	46
M20 J7	12	Central London	49
Sheerness	18	Gatwick Airport	51
M25	27	Stansted Airport	68



## FURTHER INFORMATION

For more information and a full proposal, please contact:

## EPC RATING

To be reassessed post refurbishment.



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