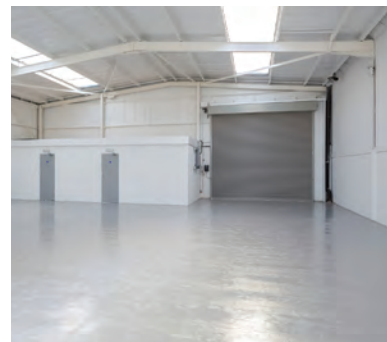


Unit C1 & C2

**Two Semi detached Prominent Trade Counter / Distribution Units
Capable of being combined**

Comprehensively refurbished
4,853 sq ft GIA approx per unit



Trinity
Trading Estate

Mill Way | Sittingbourne
Kent | ME10 2PD



Location.

Trinity occupies a prominent position fronting Mill Way, the main thoroughfare connecting the substantial residential developments at Kemsley to Sittingbourne town centre. There is a fast link to the A249 dual carriageway, thereafter connecting with junction 5 M2 and junction 7 M20 and on to Maidstone.

Trinity is an established business park with approximately 400,000 sq ft (37,161 sq m) of trade counter, warehouse and industrial accommodation.

Occupiers from the trade sector include Plumb Center, Travis Perkins, Screwfix, Brewers, Tile Giant, Mr Clutch, Toolstation and Formula One Autocentres, alongside HSS Hire, Unipet International, BSB Engineering and a variety of established light industrial/distribution occupants. ASDA superstore is directly opposite and the new Morrisons warehouse hub is nearby.

Description.

Units C1 and C2 are two semi-detached properties which have been fully refurbished to provide trade counter / warehouse units which can be combined if required. The units are located alongside the majority of trade occupiers. The property is single span with dedicated trade counter entrances. Further features include:

- » 2 x full height loading doors (1 per unit)
- » Potential for self-contained yard (adjacent to unit C2)
- » 5.5m eaves
- » Dedicated loading and generous parking to both units

Demographics.



Population

15 mins: 80,049
30 mins: 576,404
45 mins: 1,234,762



Households

15 mins: 32,810
30 mins: 236,407
45 mins: 505,663

Source: Experian / ONS



Accommodation.

The unit has the following gross internal areas:

Unit C1	Sq M	Sq Ft
Ground Floor Warehouse / Trade Counter	451	4,853
Total	451	4,853

Unit C2	Sq M	Sq Ft
Ground Floor Warehouse / Trade Counter	451	4,853
Total	451	4,853

Terms.

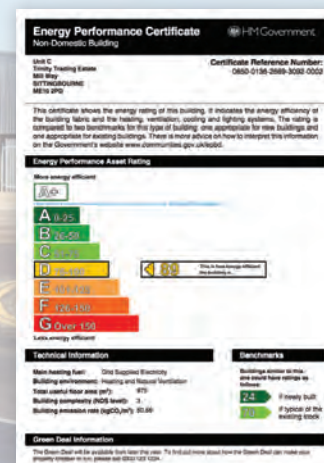
The units are available by way of a new lease on terms to be agreed.

Rent.

Upon application.

EPC.

The unit has the following EPC rating:



Viewing.

By appointment through the joint agents.



www.trinitytradingestate.co.uk



Joshua Pater
020 3486 3473
jpater@geraldeva.com
Jack Woollard
020 7333 6312
jwoollard@geraldeva.com



Kevin Dempster
kevindempster@watsonday.com
07860 504620
Ian Gutteridge
iangutteridge@watsonday.com
07860 504622



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