

High Quality Industrial / Warehouse Units
For Sale or To Let
 Flexible Short Term Leases
 with Options to Purchase available

Sizes from approximately 1,460 sq ft up to 4,100 sq ft
 Situated close to A249 dual carriageway with direct access to M2 (J5) only 4 miles to the south and M20 (J7) only 8 miles to the south.



A DEVELOPMENT BY OYO DEVELOPMENTS LTD
 A RAVENBOURNE GROUP COMPANY

JOINT SOLE AGENTS





Description

OYO Business Units, Kemsley Park, Sittingbourne is a high quality scheme of 18 Industrial / Warehouse units on a self contained site, available either For Sale or To Let.

Units A – C

- Prominent traditional industrial / warehouse units with fitted first floor office accommodation
- 6.4m minimum clear internal height to underside of haunch
- 37.5kN per sq m reinforced concrete warehouse floor
- 4m high x 3.2m wide electronically operated sectional overhead loading door
- 11.5m yard depth
- Minimum of 5 car parking spaces per unit

Units D – I

- 'Shell' industrial / warehouse units, with fitted accessible WC
- 5m minimum clear internal height to underside of haunch
- 20kN per sq m reinforced concrete warehouse floor
- 4m high x 3.2m wide electronically operated sectional overhead loading door
- 8.5m yard depth
- 3 car parking spaces per unit

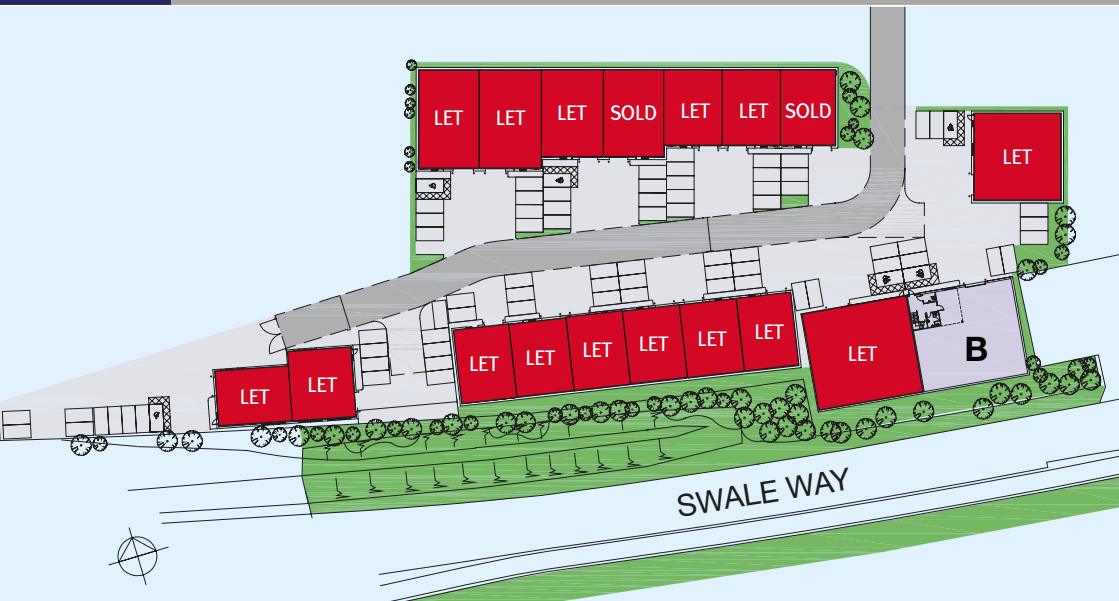
Units J & K

- Prominent '50/50' two-storey office / production units fronting Swale Way
- 4m clear internal height at ground floor
- 2.75m finished floor to ceiling height in first floor offices
- 37.5kN per sq m reinforced concrete warehouse floor
- 3.25m high x 3.2m wide electronically operated sectional overhead loading door
- 18m yard depth
- Minimum of 8 car parking spaces per unit

Units L – R

- 'Shell' industrial / warehouse units, with fitted accessible WC
- 5.5m minimum clear internal height to underside of haunch
- 20kN per sq m reinforced concrete warehouse floor
- 4m high x 3.2m wide electronically operated sectional overhead loading door
- 11.5m yard depth
- Minimum of 3 car parking spaces per unit





Accommodation

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL AREA (SQ FT)	TOTAL AREA (SQ M)	CAR PARKING SPACES
A	2,777	646	3,423	318	5
B - C	3,509	592	4,101	381	5-6
D - I	1,464	-	1,464	136	3
J	1,614	1,614	3,228	300	8
K	1,464	1,464	2,928	272	9
L	2,174	-	2,174	202	4
M	2,131	-	2,131	198	4
N - O	1,884	-	1,884	175	4
P - R	1,518	-	1,518	141	3-4
TOTAL			39,192 sq ft	3,641 sq m	

All floor areas are Gross External Areas and taken from an onsite measurement by a quantity surveyor.



Other OYO Developments



OYO Andover



OYO Wallingford



OYO Thame



OYO Portsmouth



OYO Belvedere



OYO Littlehampton



OYO Birmingham



OYO Dagenham



Location

Sittingbourne is situated approximately 46 miles to the south east of central London within the Thames Gateway, Europe's largest regeneration area.

Kemsley Park is at the heart of an emerging commercial area north west of Sittingbourne close to the A249 dual carriageway which links the port of Sheerness 7 miles to the north with the M2 (J5) and the M20 (J7) 4 and 8 miles to the south respectively. Immediately to the north of Kemsley Park is the new 920,000 ft² Morrisons RDC; also located in the immediate area are the international dry wall company Knauf and the Kemsley Paper Mill operated by DS Smith plc's UK paper division St Regis.

Sittingbourne National Rail Station located 2 miles south of the site provides a rail link to London Victoria Station stopping en route at the Medway towns with a journey time of about one hour. Sittingbourne is located approximately 26 miles west of the new Ebbsfleet International Station and 21 miles north of Ashford International Station both providing very fast and regular services into central London.

The Northern Relief Road, a new road scheme opened in December 2011 which runs along the southern boundary of Kemsley Park, links the A249 dual carriageway with Sittingbourne's Eurolink industrial area and the town's commercial centre. This route has been designated as the priority route for all commercial traffic to and from the town centre.

Further Information

For further information, to arrange a viewing or receive full plans and specifications see www.ownyourown.co.uk or contact the Joint Sole Agents:

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