

Lot 2, 11C Dolphin Park, Cremers Road, Sittingbourne, Kent ME10 3HB

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Well Located Industrial Investment

www.acuitus.co.uk

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Property Information

Well Located Industrial Investment

- Let to Mid Kent Electrical Engineering Company Limited until August 2030 (no breaks)
- Industrial/Warehouse unit with an eaves height of 5 metres
- Approximately 648.05 sq m (6,976 sq ft)
- Located in the well established Eurolink Industrial Estate
- Nearby occupiers on the wider estate include Royal Mail, Jewson, Travis Perkins, Screwfix, Booker Wholesale and B&Q

Lot 2
Auction 11th June 2026

Rent £52,440 per Annum Exclusive

Status Available

Sector Industrial, Warehouse

Auction Venue Live Streamed Auction

Location

Miles 10 miles north-west of Canterbury, 17 miles east of Maidstone, 45 miles south-east of Central London

Roads A2, M2 (Junction 5), M20 (Junction 7)

Rail Sittingbourne Railway Station

Air London Gatwick Airport, London City Airport

Situation

The property is situated within Dolphin Park, forming part of the well-established Eurolink Industrial Estate, immediately off Cremers Road and approximately 0.75 miles east of Sittingbourne Railway Station. The estate provides convenient access to the A2, M2 and M20. Nearby occupiers include Royal Mail, US Eurolink, Dore Metal Services, Lenham Storage, Halfords and Alsford Timber.

Tenure

Virtual Freehold. Held for a term of 999 years from 25/12/1994 at a ground rent of £100 per annum exclusive.

EPC

Band D

Description

The property comprises a industrial/warehouse unit with an eaves height of 5 metres benefitting from 12 dedicated parking spaces within the secure yard. The property has an approximate gross internal area of 648.05 sq m (6,976 sq ft).

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Mezzanine	Warehouse/Office Ancillary	440.25 207.80	(4,739) (2,237)	MID KENT ELECTRICAL ENGINEERING COMPANY LIMITED (CRN: 01006814)	5 years from 08/082025	£52,440	(07/08/2030)
Total Approximate Commercial Floor Area		648.05	(6,976)			£52,440	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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