

UNIT A3 Northfleet Industrial Estate Lower Road Northfleet

Gravesend Kent DA11 9SN

LIGHT INDUSTRIAL/ WAREHOUSE UNIT

441 sq m (4750 sq ft)

TO LET



LOCATION

Northfleet Industrial Estate is located just off Lower Road, which is accessed via Thames Way (A226), which links Gravesend with Dartford. The estate is conveniently situated approximately 3 miles from the A2 and approx. 2 miles from Ebbsfleet International Passenger Station on the High Speed Rail Link, providing a regular and frequent service into London. Bluewater Shopping Centre, Dartford River Crossing and M25 Motorway are all strategically located within close proximity

DESCRIPTION

The unit comprises a mid terraced concrete portal framed industrial unit having the following amenities: -

- Extensively refurbished in 2018 including fully replaced Roof, with translucent skylights
- 5.56 Eaves height
- LED bay lighting has been fitted within the unit
- Toilet & Amenity facilities located within the unit at the front
- PVC windows
- Electrically operated roller shutter loading doors (not tested)
- Max loading headroom 4.5 m
- Secure Forecourt for dedicated parking, and Loading

AVAILABLE FROM JULY 2022

FLOOR AREA

441 sq m (4,750 sq ft)

TERMS

The Unit is available on a new Full Repairing & Insuring Lease for a term to be agreed

RENT

£48,500 per annum exclusive of business rates service charges and buildings insurance.

Rent and service charges will be payable quarterly in advance and will be subject to vat

A 3 Month rent deposit may be required depending upon covenant and status.

RATEABLE VALUE

£29,000. Current rate in the pound for 2021 /2022 51.2p

Full year rates payable £14,848.

ENERGY PERFORMANCE RATING

C75

LEGAL COSTS

Each party is to be responsible for their own legal fees in connection with this transaction.

However, the proposed Tenant will be required to undertake to meet the Landlord's abortive legal costs in the event the proposed Tenant withdraws once Solicitors are instructed.

Viewing

Contact

Mark Hull – Cobbs Property Services - mark@cobbsproperty.co.uk

Robert Ingram – Cobbs Property Services – robert@cobbsproperty.co.uk

Tel No 01322 288254