LAND TO THE EAST OF LION BUSINESS PARK, DERING WAY, GRAVESEND, KENT DA12 2DN

COMMERCIAL LAND TOTALLING 3.57 ACRES – CAN SUB DIVIDE FROM 1 ACRE
- COMMERCIAL DEVELOPMENT LAND
- SOME GROUNDWORKS COMPLETED
- ESTABLISHED INDUSTRIAL AREA
- GOOD ACCESS TO A2 AND M25
- PLANNING CONSENT PREVIOUSLY GRANTED (REF GR/2005/724)

LOCATION
The site is located fronting Dalefield Way, close to the roundabout junction with Dering Way which leads to the main A226. The A2 is approximately 4km to the south and can be easily reached via the A227.

High speed rail services are available from Gravesend and Ebbsfleet International, both of which are located within 3 miles of the site. Bluewater Shopping Centre and proposed developments at Swanscombe Peninsula (Paramount Park) and the Lower Thames Crossing will be located nearby.

DESCRIPTION
The property comprises a regular shaped parcel of land immediately adjacent to Lion Business Park and fronting Dering Way with good prominence to the roundabout junction with Dalefield Road.

The site is of generally level topography albeit there are some minor changes in level.

Boundaries are generally clearly defined and identified by palisade fencing and chainlink fencing in part. The site is sub-divided into two sections, adjacent to one another.

The nearby Lion Business Centre provides 22 units, built in 2009. Other occupiers in the vicinity include; Comma Oil & Chemicals.
COMMERCIAL LAND TOTALLING
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1 ACRE

ACCOMMODATION

The site extends to a total of approximately 3.572 acres (1.418 hectares). Our client proposes to split the site into 3 sections and construct an access road as shown on the attached plan.

<table>
<thead>
<tr>
<th>Site</th>
<th>Size (acre)</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Site</td>
<td>1.16</td>
<td>Available</td>
</tr>
<tr>
<td>Middle Site</td>
<td>1.00</td>
<td>Available</td>
</tr>
<tr>
<td>Rear Site</td>
<td>0.98</td>
<td>Available</td>
</tr>
</tbody>
</table>

TERMS

The property is available by way of freehold disposal at a quoting price of £700,000 per acre.

RATEABLE VALUE

Interested parties are advised to contact Gravesham Borough Council in regard to rates payable.

AMENITIES

- Commercial development land
- Some groundwork completed
- Established industrial area
- Good access to A2 and M25
- Planning consent granted (Ref GR/2005/724)

PLANNING

Planning consent was previously granted by Gravesham Borough Council for a proposed mixed use development of the site (Ref GR/2005/724).

VIEWING

Strictly by prior appointment through sole agents GLENNY LLP

CONTACT

For further details on these and many other available properties please contact:

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