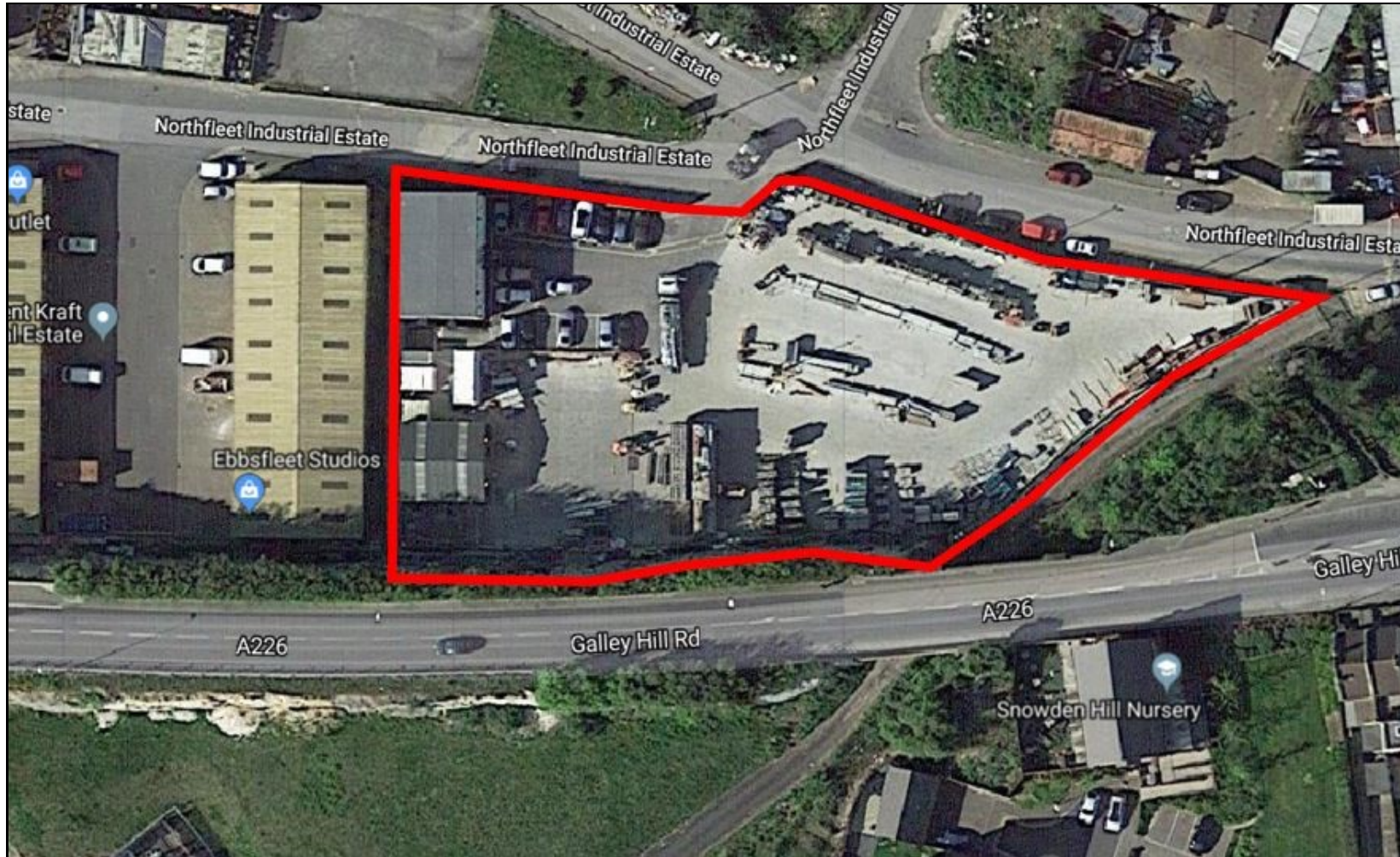


SECURE YARD WITH OFFICES & STORE ON 1 ACRE SITE



Former Construction Yard, Lower Road, Gravesend DA11 9SR



- To Let - Long Lease Available
- Redecorated/Training/Welfare Block
- Secure Site - Redcare Alarmed - 24/7/365 Access

- Storage Unit - 1,025 sqft
- 1 Acre Concrete Yard
- Vehicle Wash Down Bay

SECURE YARD WITH OFFICES & STORE ON 1 ACRE SITE



Location

The property is located in the well established Northfleet Industrial Area and forms part of the Kent Kraft Industrial Estate.



The Estate is well located for access to the A2 via the A2260 Ebbsfleet junction 2 miles to the North and J2 of the M25 which is only 5.5 miles to the south west, offering connections to the A2/M2 A20/ M20 & M25 network. Connections to the north are provided by the Dartford Crossing, and to the City & Central London, via the A102M & Blackwall Tunnel 18 miles to the west.

There are also excellent rail services provided by Northfleet and Swancombe mainline railway stations both less than a mile from the property with direct connections into Central London.

Ebbsfleet Station offers a fast connection to St Pancras International and the Eurostar services to Europe.

Description

The property comprises a former construction yard that offers an irregular shaped secured site of 1 acre, which is fully concreted, fenced with CCTV installation, flood lighting and 24/7/365 access.

The property offers detached office/training/welfare building that will be redecorated prior to occupations, plus a covered storage unit and vehicle wash bay.

Buildings

Offices/Training/Welfare Block - A refurbished prefabricated 2 storey detached building with timber elevations beneath a flat roof providing offices, training rooms, board room, canteen, welfare & WC facilities.



Internally the office are with a mix of wood vinyl and carpet floors, dado trunking, suspended ceilings with recessed lighting, full air conditioning throughout, fire and redcare intruder alarms.

Open Store - An open store of steel portal frame construction under a pitched roof with door opening of 3.8m high by 5.32m wide and 3 phase power.



Areas

Approximate Areas as follows :

Floor	Sq Ft	Sq M
Office Welfare	3,005	279.26
Store	1,025	95.22
TOTAL	4,030	374.48
Site Area		1 Acre

Planning

The site benefits from an existing use within Classes B1, B2 & B8 and operates on a 24/7 365 basis and has previously held and Operators Licence on the site. Interested parties should contact the Gravesham Planning Team to discuss planning issues.

Terms

The entire property is offered to let on a new full repairing and insuring lease for a terms to be agreed to include upward only rent reviews.

Rent

Offers in the region of £100,000 pax.

Viewings

Via sole agents Glenney LLP.

VAT

We are advised that VAT is applicable.

EPC

An EPC has been requested.

Business Rates

The premises are listed as Unit N Kent Kraft Industrial Estate and have a Rateable Value of £42,750.

Enquiries:

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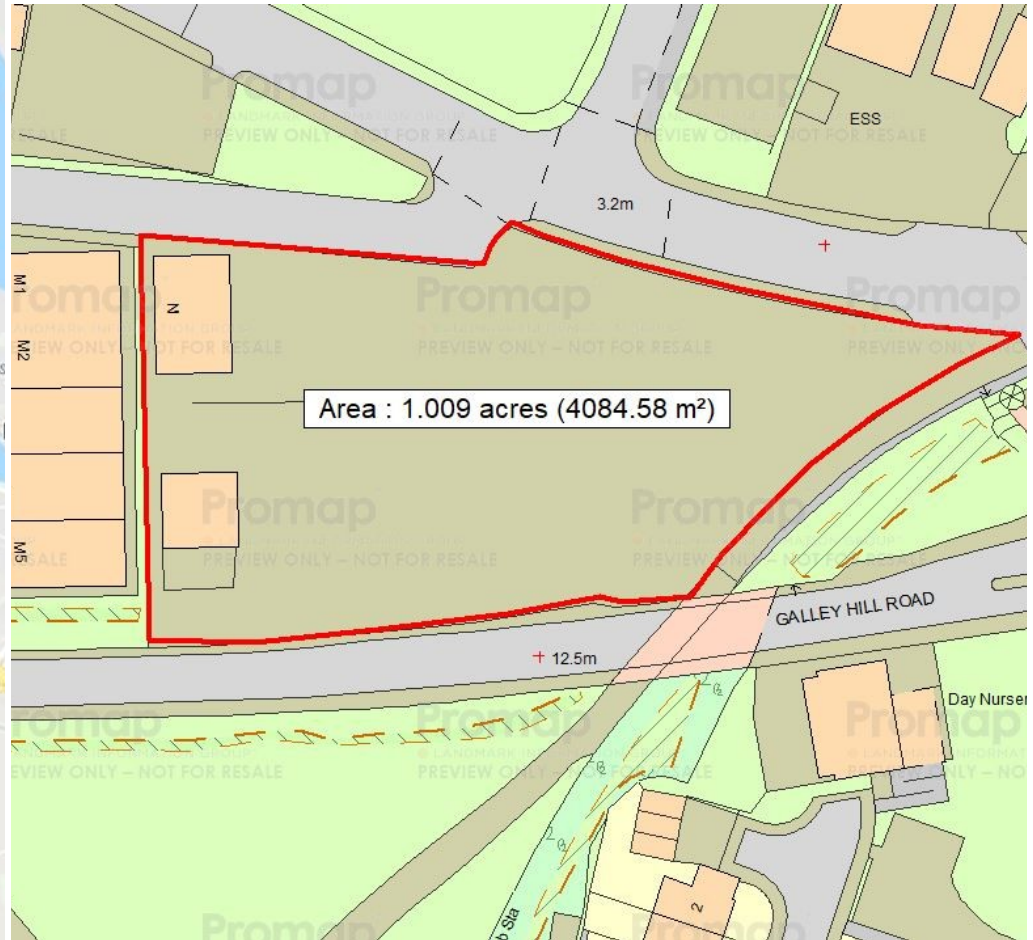
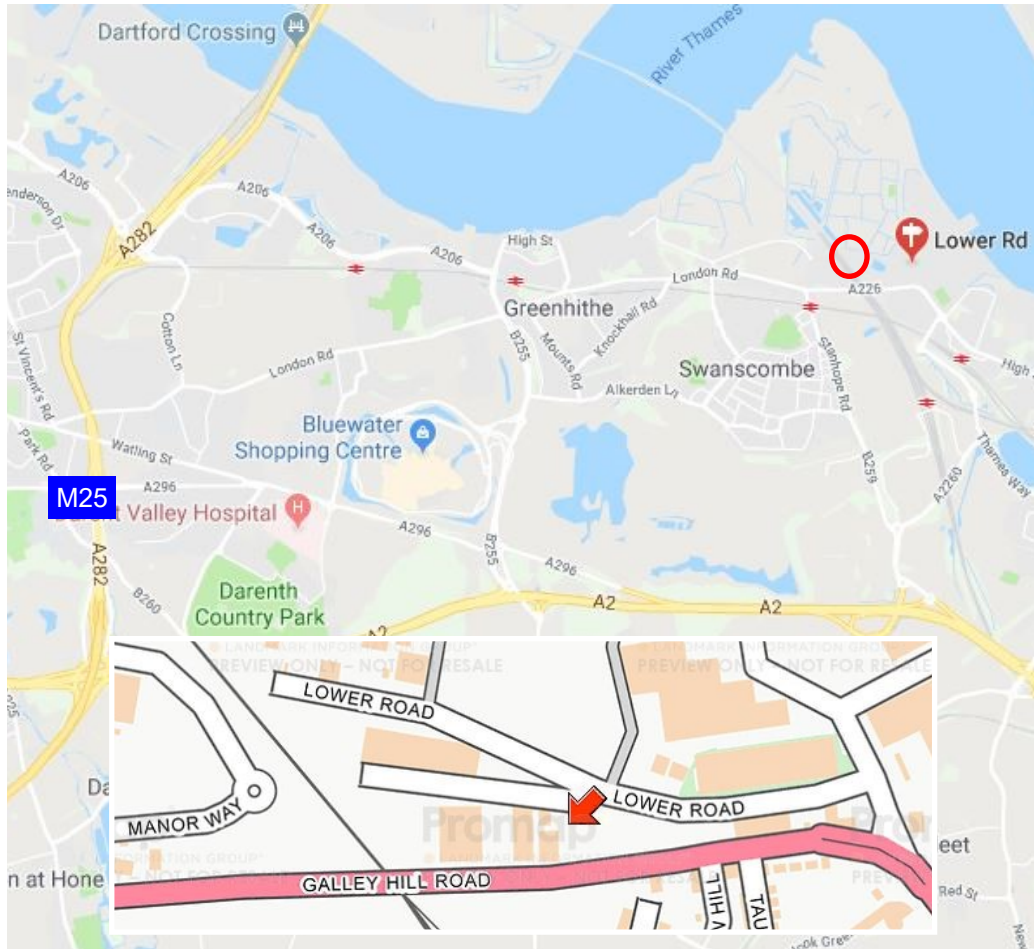
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QUALITY TRANSPORT YARD OFFICES & VMU ON 1.39 ACRES



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For further information please contact

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