

**C2 SPRINGHEAD ENTERPRISE PARK
SPRINGHEAD ROAD, NORTHFLEET
KENT DA11 8HD**



**INDUSTRIAL/WAREHOUSE UNIT
3,932 SQ. FT. (365 M²)**

TO LET

LOCATION

Springhead Enterprise Park is a modern landscaped business park located to the south west of Gravesend town centre with immediate access to the A2(M). This provides direct links to London to the west and to the Medway towns and channel port to the east via the M2 motorway. The Ebbsfleet International Passenger Station on the high speed rail link lies immediately to the west of Springhead providing swift access (18 minutes) to London St. Pancras. The Bluewater Shopping Centre is also nearby. The estate is therefore strategically located to take advantage of the rapidly expanding Thames Gateway region.

For location click line or copy & paste to your browser

<https://what3words.com/film.reader.define>

DESCRIPTION

- Clear span steel portal frame
- Insulated/sectional loading door (approx. 3m wide x 4m high)
- Male & female WCs
- Approximately 10% rooflights to warehouse
- LED Lighting
- 3 phase power
- Ground floor office area
- Allocated parking (7 Spaces)
- Good access to A2(M)
- 5 minutes from M25(J2)
- Immediately available

ACCOMMODATION

Ground Floor 3,932 sq. ft. (365.28 m²)

TERMS

A new lease is available for a term to be agreed on a full repairing and insuring basis at a rent of £60,000 per annum exclusive.

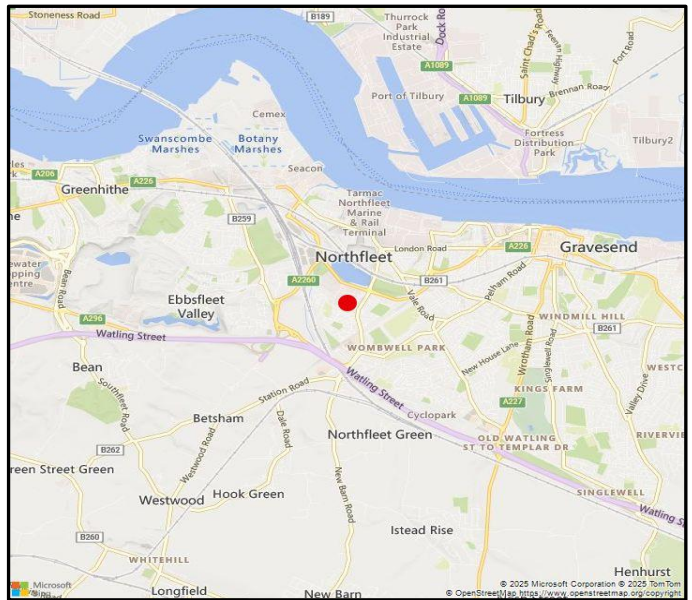
RENT

£60,000 per annum exclusive

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE

Band D (83) – Valid until 05.07.2032. EPC Certificate available upon request.

PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

BUSINESS RATES

Rateable Value £41,750

From 1st April 2026: Rateable Value £51,500

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

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Via the landlord's agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill - 01634 668000/07764 476915

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Ciaran Dewar - 01634 668000/ 07523 171307

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2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
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