



# UNIT K7 NORTHFLEET INDUSTRIAL ESTATE LOWER ROAD, NORTHFLEET, KENT DA11 9BL



**REFURBISHED  
WAREHOUSE/INDUSTRIAL UNIT  
7,974 SQ. FT. (740.78 M<sup>2</sup>)**

**TO LET**



**01634 668000**  
**watsonday.com**

## LOCATION

The unit is located within the Northfleet Industrial Estate with direct access to the A226 London to Gravesend Road. Northfleet is at the centre of the Thames Gateway development area including the nearby Bluewater Shopping Centre, the adjacent Ebbsfleet International rail terminal and Ebbsfleet Garden City. Dartford is approximately 2 miles to the west, whilst Gravesend is 3 miles to the east. Junctions 1A and 2 of the M25 are within 2 miles. Ebbsfleet International Railway Station is approximately 0.7 miles south of the property. Access is via the A226 Galley Hill Road providing quick access thereafter to the A2 connecting with the M2 to the east and the M25/A20 & M20 to the west.

## DESCRIPTION

The property comprises a terraced steel portal framed industrial unit. Salient features include:-

- Fully refurbished
- 5.1 m minimum eaves height
- Electric roller shutters
- 3 phase electricity supply
- LED lighting throughout
- Double glazed windows
- New office areas with carpet tiled floors, LED lights, electric heating & male/female WCs
- Kitchen
- Additional secure parking for circa 15 cars/vans to the rear of the property

## ACCOMMODATION

GF Warehouse	7,074 sq. ft.	(657.17 m <sup>2</sup> )
Ground Floor Office	454 sq. ft.	(42.18 m <sup>2</sup> )
First Floor Office	446 sq. ft.	(41.43 m <sup>2</sup> )
<b>Total</b>	<b>7,974 sq. ft.</b>	<b>(740.78 m<sup>2</sup>)</b>

## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

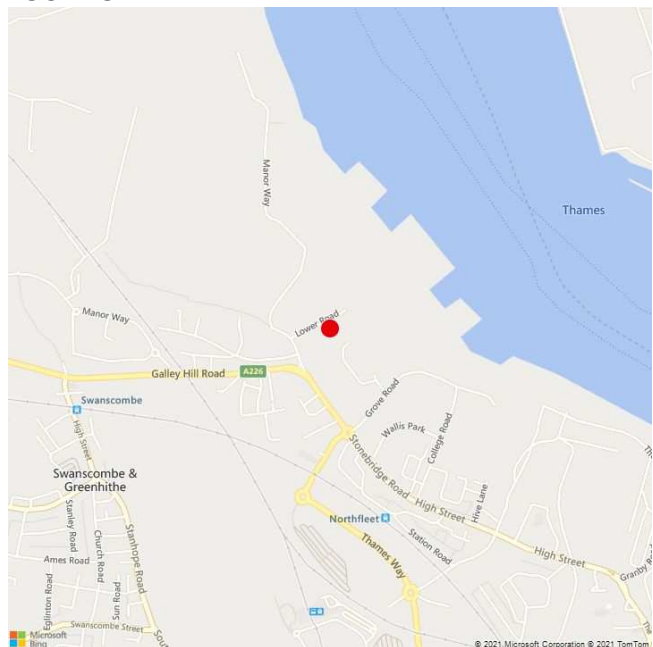
## RENT

£83,700 per annum exclusive.

## SERVICE CHARGE

There is a service charge payable for the upkeep, maintenance and management of the roads and services.

## LOCATION PLAN



## SERVICE CHARGE

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## BUSINESS RATES

We understand from the VOA website the Rateable Value for the property is £33,750.

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

## LEGAL COSTS

Each party to bear their own legal and other costs.

## ENERGY PERFORMANCE CERTIFICATE

The property has been rated Band C (64) and is valid until 18.07.2030. An EPC is available upon request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

richardturnill@watsonday.com

Glenny

Ivan Scott

0203 141 3606

i.scott@glenny.co.uk

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

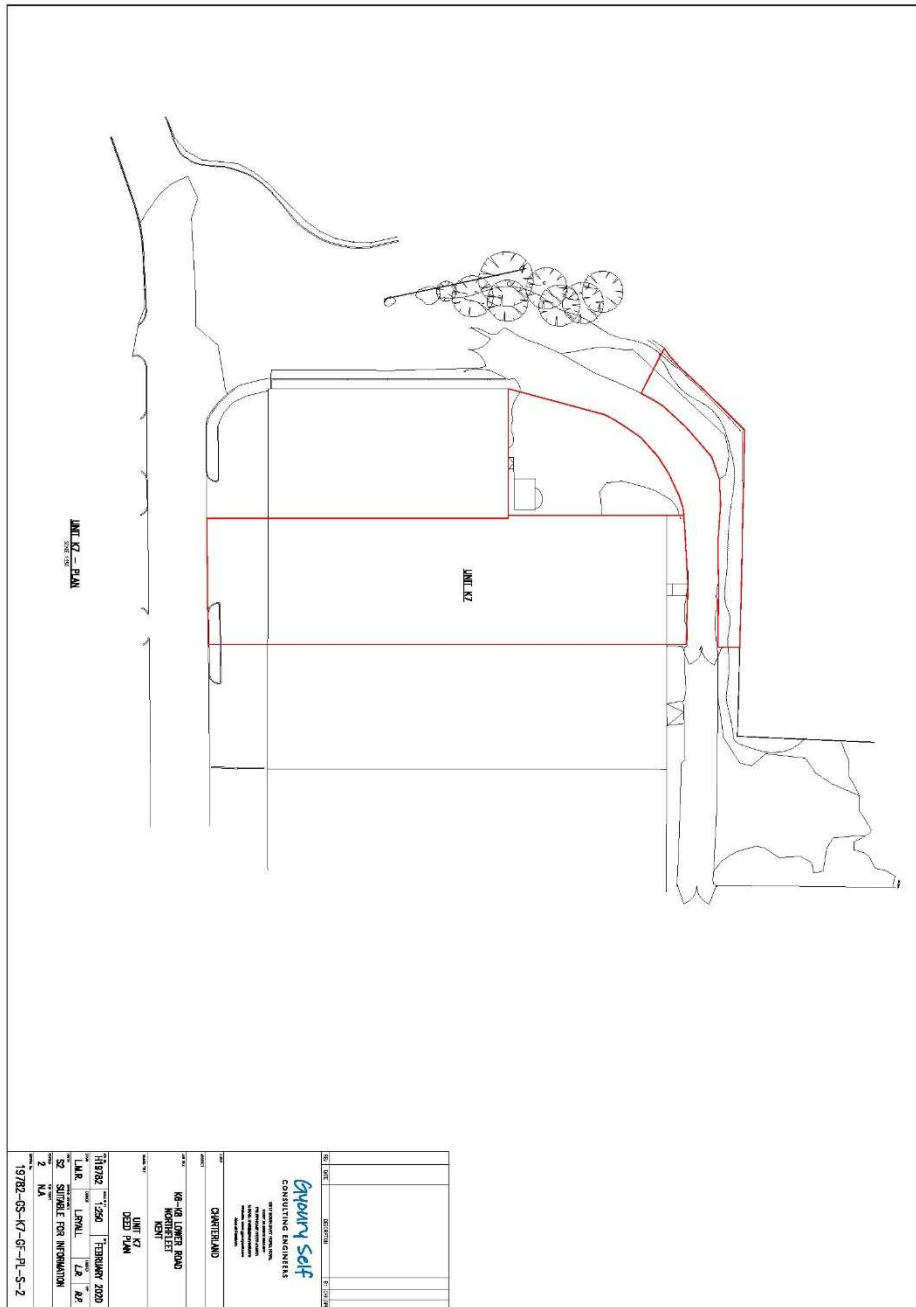
#### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 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;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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<b>CONVEYANCING</b> 100, THE GARDENS, CHATHAM, KENT ME5 8LF TEL: 01634 668000 FAX: 01634 668001 WWW: WWW.GEOMETRYSOFT.COM	
<b>NO. 21, LORDS ROAD</b> LORDSWOOD, KENT UNIT 21 DEED PLAN UNIT 21	
DRAWN BY: J. S. G. / J. S. G. DATE: 15/03/2007 SCALE: 1:500 SHEET: 1 OF 1 PROJECT: 19/02-05-KT-01-PL-5-2	UNIT 21 DEED PLAN UNIT 21

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

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