

The logo for SHW, consisting of the letters 'SHW' in white on an orange background.

**MAKING
PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 8,399 SQ FT (780.27 SQ M)

Unit D3, Imperial Business Estate, West Mill, Gravesend, Kent, DA11 0DL

DESCRIPTION

The property comprises a modern semi detached steel framed industrial/trade counter unit with pitched roof incorporating translucent roof lights built during the late 1980's. Ground and first floor office space is provided together with separate WCs and a kitchenette.

To the front of the unit is plentiful allocated parking and a loading area.

LOCATION

Imperial Business Park is an established industrial location, approximately 1.4 km from Gravesend town centre and railway station, and benefits from excellent road connectivity via the A2, providing access to the M25 and wider South East motorway network.

The business park provides a mix of industrial, trade and retail occupiers including Edmundson Electrical, Asda and B&Q. Howdens, Screwfix and Euro Car Parts are all located directly adjacent to the unit.

Mainline rail services are available from Gravesend station with a journey time to London Bridge of approximately 40 minutes. High Speed One services are available from Ebbsfleet International, approximately 2 miles to the south.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse/Production	5,820	540.68
Ground Floor Office/Ancillary Areas	975	90.58
First Floor Offices	1,604	149.01
TOTAL	8,399	780.27

AMENITIES

- To be refurbished
- Plentiful allocated parking
- Minimum eaves height of 6.2m rising to 7.37m at the ridge
- Full height shutter door
- Separate WCs
- Kitchenette

RENT

On application.

TERMS

The unit is available by way of a new lease with the landlord on terms to be agreed.

RATES

We understand that the unit has a rateable value from April 2026 of £96,000. However interested parties are advised to confirm this with the local charging authority.

SERVICE CHARGE

A service charge is payable to cover the upkeep of common parts of the estate.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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