



UNIT A STOREFAST SITE, SPRINGHEAD ENTERPRISE PARK SPRINGHEAD ROAD, NORTHFLEET, KENT DA11 8HN



LIGHT INDUSTRIAL/WAREHOUSE UNIT
3,505 SQ. FT. (325.63 M²)
TO LET



01634 668000
watsonday.com

LOCATION

Springhead Enterprise Park is a modern landscaped business park located to the south west of Gravesend with immediate access to the A2 trunk road. 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 HS1 high speed rail link lies immediately to the west and provides swift access (18 minutes) to London St. Pancras. Bluewater Shopping Centre is also nearby. The estate is therefore strategically located to take advantage of the rapidly expanding Thames Gateway region.

DESCRIPTION

- Clear span steel portal frame
- Insulated up and over shutter door
- Lighting throughout
- First floor office/storage/production space
- Designated parking

ACCOMMODATION

Ground Floor

Warehouse/production 2,362 sq. ft. (219.43 m²)

First Floor

Office/production 1,143 sq. ft. (106.18 m²)

Total 3,505 sq. ft. (325.61 m²)

Outside

Block paved forecourt/car parking area immediately adjacent to the building.

TERMS

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

RENT

£30,000 per annum exclusive.

LOCATION PLAN



VAT

VAT will be charged at the prevailing rate.

NOTE

The property is not suitable for engineering, motor related or other similar uses.

EPC

An Energy Performance Certificate has been commissioned and will be available in due course.

BUSINESS RATES

The property is subject to a single overall assessment as part of the whole Storefast site. A tenant will be required to reimburse to the landlord a proportionate part of the rates payable.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Via the lessor's agents:-

WATSON DAY CHARTERED SURVEYORS

01634 668000

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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