



Land & Property Experts



HIGH-CARE FOOD PACKING & DISTRIBUTION SITE - SOUTHFLEET



THE PACKHOUSE, COURT LODGE FARM, SOUTHFLEET, KENT DA13 9NR

High-Care Food Packing and Distribution Centre

AVAILABLE TO LET as a whole or in parts

1,126.3 - 3,715.0 m²
(12,124 – 39,989 sq ft)

- Excellent Access to A2, M2/M25, Dartford Crossing and central London
- Secure Site of Approx. 5.5 Acres
- Large Secure Yard
- Modern Offices

Viewings strictly by appointment via sole agents:

William Hinckley

william.hinckley@btfpartnership.co.uk

01227 763663



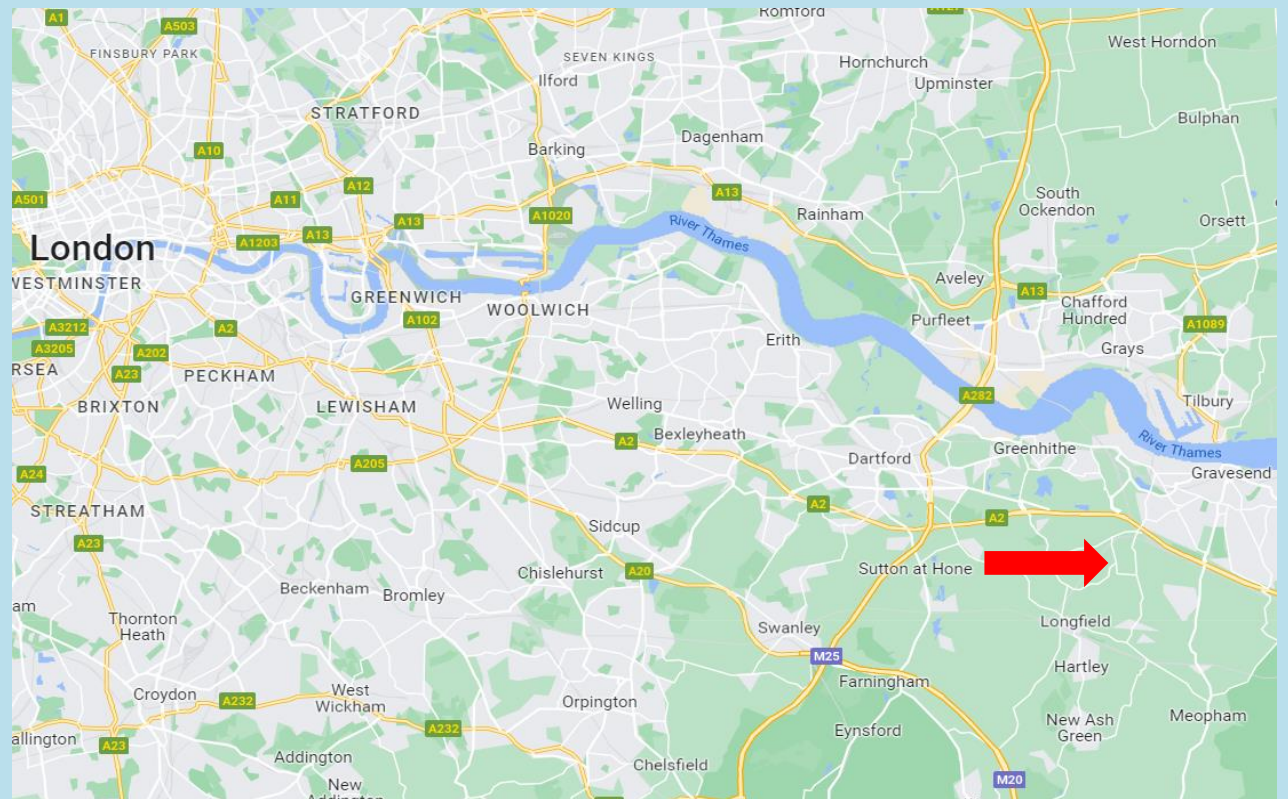
LOCATION

The property is located in Southfleet, around 3 miles southwest of Gravesend and less than 2 miles south of the A2 dual carriageway. It therefore has excellent access to central London around 23 miles to the southeast and the M2 and M25 Motorways, with the Dartford crossing around 8 miles to the northwest.

Ebbsfleet International Train Station is within a 10 minute drive of the property, offering High Speed rail services to Central London and across Kent and the South East.

CONNECTIVITY

2 miles to the A2	8 miles to the Dartford Crossing	5 miles (10 minute drive) to Ebbsfleet International Station
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DESCRIPTION

The property comprises a complex of single storey buildings which have been fitted-out for use as a high-care food production, cold storage and distribution centre with ancillary office staff areas, and workshops arranged on a site of around 5.5 acres.

The units vary in both specification and eaves height with the main unit also benefitting from modern offices, a dedicated staff canteen and ancillary staff areas.

The floors within the main food production areas are polyurethane screed with coved edges to meet UK supermarket requirements and the high-care areas benefit further from HEPA air filtration system.

The whole site has UVC water purification and filter capture on site from mains water supply at 7 bar pressure.

On site security includes perimeter fencing, electric coded gates and CCTV security cameras.

PARKING

There are ample car and lorry parking areas within the compound.



ACCOMODATION

The property is available as a whole or in parts and has the following Gross Internal Floor Areas:

Unit	Description	Area m ²	Area sq ft
Unit 1	Cold stores & mezzanine offices	1,126.3	12,124
Unit 2	Food prep, staff room & offices	1,361.6	14,657
Unit 3	Food prep, cold stores & offices	1,227.1	13,209
Total		3,715.0	39,989

PLANNING

The ingoing tenant will be responsible for ensuring that correct planning permission is in place for their required use. Interested parties are advised to make their own enquiries with Dartford Borough Council.

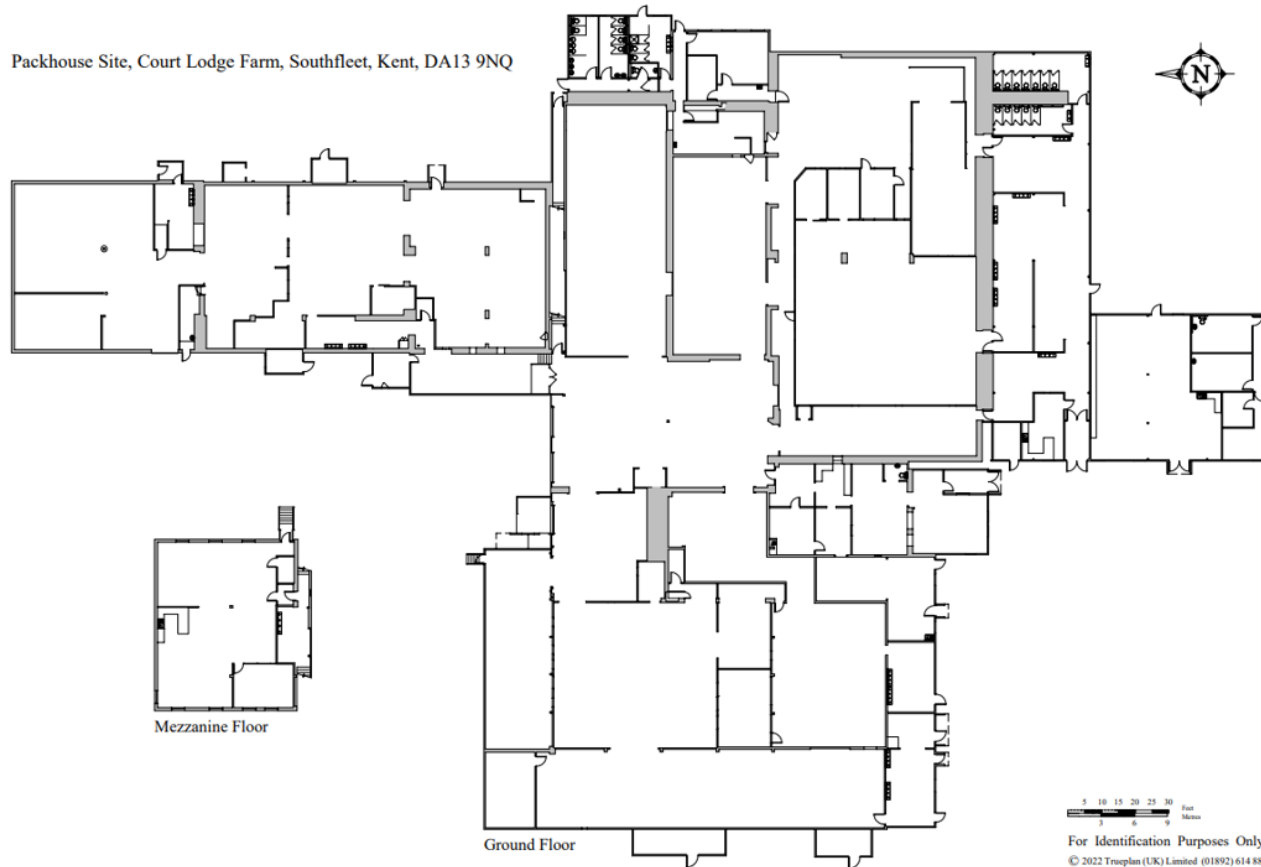
EPC

The building is currently being assessed.

BUSINESS RATES

The tenant will be responsible for the payment of business rates associated to the property. The RV for the property is still to be assessed.

INDICATIVE SITE PLAN



TERMS

The property is available by way of a new full repairing and insuring lease of the whole or in parts.

RENT

On application.

SERVICE CHARGE

The tenant will be required to pay a service charge to the Landlord as a contribution towards the cost of maintenance and repair of the access road and any other communal areas.

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

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01227 763663

Details amended February 2023

BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.