

TRADE CITY GRAVESEND

Coldharbour Road, Gravesend, Kent DA11 8AB

TRADE
city

Available from
Q4 2019



6 new industrial
warehouse and trade counter units

Unit sizes range from 4,895 sq ft to 38,000 sq ft*

* Units can be combined



400 NEW HOMES

Sold STC to Bovis/Persimmon

Coldharbour Road



**NATIONAL
FOOD STORE**

**TRADE
city**

A227



**MEDWAY
TOWNS**

A2

**LONDON
& M25**



6 new light industrial warehousing trade counter units

Available from **Q4 2019**



Accommodation

| UNIT | sq m | | | sq ft | | |
|------|-------|-----|-------|--------|-------|--------|
| | GF | FF | Total | GF | FF | Total |
| 1 | 455 | 80 | 535 | 4,895 | 861 | 5,756 |
| 2 | 455 | 80 | 535 | 4,895 | 861 | 5,756 |
| 3 | 490 | 80 | 570 | 5,270 | 861 | 6,131 |
| 4 | 490 | 80 | 570 | 5,270 | 861 | 6,131 |
| 5 | 535 | 80 | 615 | 5,755 | 861 | 6,616 |
| 6 | 535 | 80 | 615 | 5,755 | 861 | 6,616 |
| | 2,960 | 480 | 3,440 | 31,840 | 5,166 | 37,006 |

All measurements are GEA

Specification

- > B1(c), B2, B8 use
- > Prominent road side location
- > 6.5m Clear internal height
- > Electric loading doors
- > High quality exterior finish
- > Quick access to A2



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Approximate travel distances/times

| Destination | Miles | Drive time |
|--------------------------|------------|------------|
| A2 | 0.5 miles | 1 min |
| M25 Jct 2 | 6.0 miles | 10 mins |
| Dartford Crossing | 8.9 miles | 14 mins |
| M26 | 9.0 miles | 21 mins |
| M20 | 13.0 miles | 21 mins |
| Central London | 25 miles | 54 mins |
| M11 | 30 miles | 50 mins |

Location

Trade City Gravesend is located on Coldharbour Road, Gravesend, Kent leading to Wrotham Road which is the main road from Gravesend to the A2 and on to the M2 with access via the M20 to the port of Dover and the east coast. Junction 2 of the M25 is approximately 6 miles with access to the national motorway network.

Benefits include:

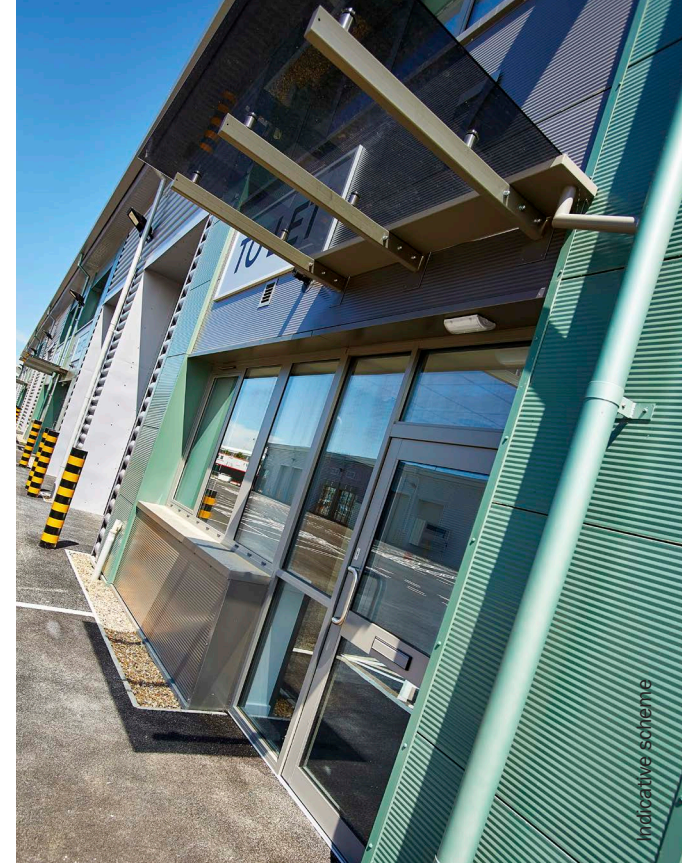
- The town benefits from High Speed One services to London St Pancras in 22 minutes.
- Ebbsfleet International.
- Fast access to M2, M20, M26 and M25.
- Fastrack is a prioritised bus service running from Gravesend to Dartford.

Track Record

With the Trade City brand, Kier has a nationwide presence in developing high quality industrial and warehouse space throughout the United Kingdom. We have developed over 4.25m sq ft of industrial property both speculatively and for occupiers over the past ten years.

Terms

The units are available on a leasehold basis, rent on application.



Further information



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following- All dimensions, distances and floor areas are approximate and are given for guidance purposes only. September 2018.