



SHW

**MAKING
PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 1,315 – 2,666 SQ FT (122.16 – 247.12 SQ M)

**M4 And M5, Kent Kraft Industrial Estate, Lower Road, Northfleet, Gravesend,
Kent, DA11 9SR**

DESCRIPTION

The property comprises a terrace steel portal framed industrial unit.

LOCATION

Kent Kraft Industrial Estate is located just off Lower Road, which is accessed via Thames Way (A226), which links Gravesend with Dartford. The estate is conveniently situated approximately 3 miles from the A2 and approx. 2 miles from Ebbsfleet International Passenger Station on the High Speed Rail Link.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
M4	1,345	124.95
M5	1,315	122.17
TOTAL	2,660	247.12

AMENITIES / OPPORTUNITY

- 5.25 m eaves height
- Clear span accommodation
- Sectional loading doors (approx. 3.5m x 4.5m)
- Three phase electricity supply & gas supply
- Reinforced concrete doors
- WC
- Forecourt parking
- E/B2/B8 uses
- Available Spring/Summer 2026

RENT

£19.75 psf if units taken individually
£17.50 psf if both units are taken

RATES

The current 2026 Rateable Values of the units are:

M4 £20,000
M5 £17,000

VAT

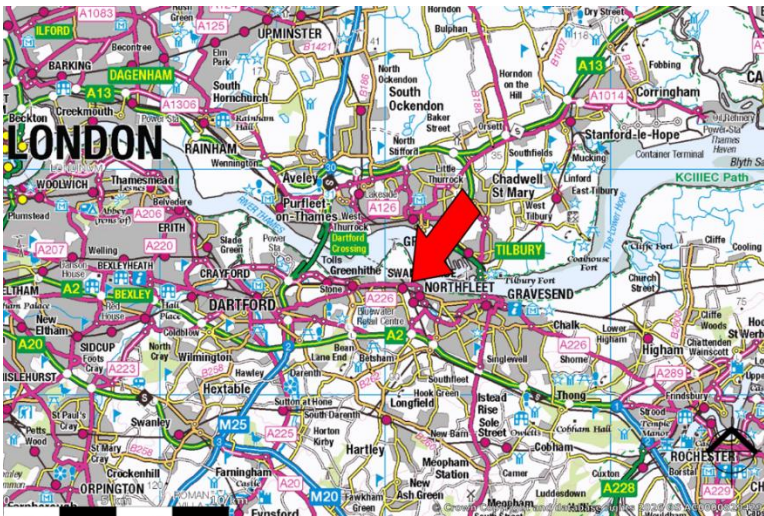
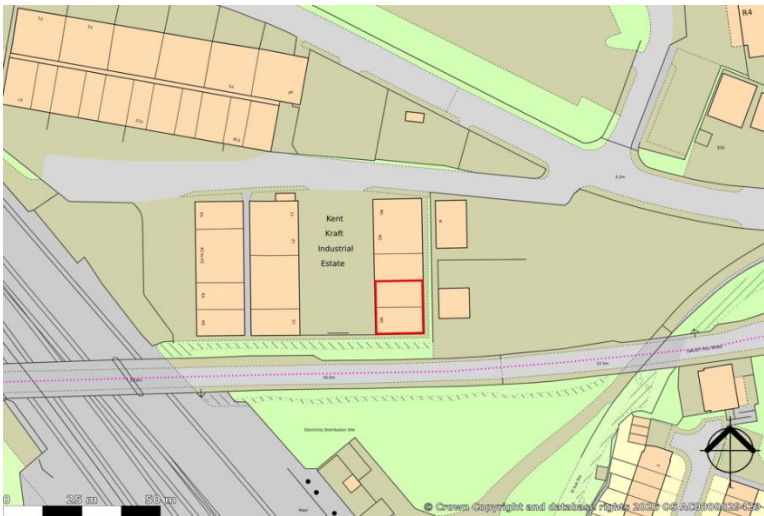
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The units have EPC ratings of C



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