

TO LET

C1 SPRINGHEAD ENTERPRISE PARK, SPRINGHEAD ROAD,
NORTHFLEET, GRAVESEND, KENT, DA11 8HD

WAREHOUSE / BUSINESS UNIT
6,020 Sq Ft (559.26 Sq M)

- Insulated/sectional loading door (approx. 3m wide x 4m high)
- 6m eaves height
- Ground floor warehouse plus ground & air conditioned first floor offices
- WCs / Kitchen
- Allocated parking
- <https://what3words.com/camps.sand.nature>

01322 475940

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

WATSON DAY
CHARTERED SURVEYORS

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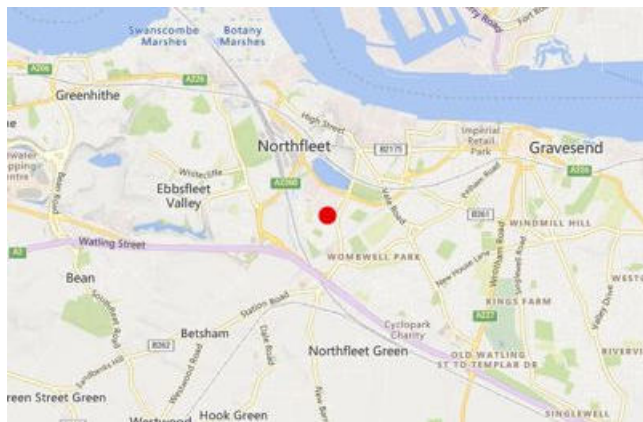
Location

Springhead Enterprise Park is a modern landscaped business park located to the south west of Gravesend town centre with immediate access to the A2(M). 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 high speed rail link lies immediately to the west of Springhead providing swift access (18 minutes) to London St. Pancras.

The Bluewater Shopping Centre is also nearby.

The estate is therefore strategically located to take advantage of the rapidly expanding Thames Gateway region.



Description

- * Insulated/sectional loading door (approx. 3m wide x 4m high)
- * 6m eaves height
- * Ground floor warehouse
- * Ground & first floor offices
- * WCs
- * Air conditioned first floor offices
- * Kitchen
- * Allocated parking
- * Good access to A2(M) & 5 minutes from M25(J2)
- * Immediately available

Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
Ground Floor - Warehouse	1,779	165.27
Ground Floor - Offices	2,114	196.39
First Floor - Offices	2,127	197.6
TOTAL	6,020	559.26

Terms

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

Rent

£62,500 per annum exclusive

VAT

The property is elected for VAT.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Business Rates

The Rateable Value is £66,500.

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Service Charge

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

Energy Performance Certificate

Band D (95). Valid until 11.04.2036.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment via the agents:-

WATSON DAY CHARTERED SURVEYORS
01322 475940

Richard Turnill
07764 476915
richardturnill@watsonday.com

Ciaran Dewar
07523 171307
ciarandewar@watsonday.com



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