

UNITS K2 & K3 KENT KRAFT INDUSTRIAL ESTATE LOWER ROAD, NORTHFLEET, KENT DA11 9SR



**REFURBISHED INDUSTRIAL UNIT WITH
TWO LOADING DOORS
3,155 SQ. FT. (293.13 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

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.

DESCRIPTION

The property comprises a mid terraced steel portal framed industrial unit. Salient features include:-

- Refurbished double unit
- 5.25 m eaves height
- Clear span accommodation
- Two loading doors
- Max headroom to loading doors is 4.42 m
- 3 phase electricity supply
- Gas supply
- WC
- Kitchenette
- Mezzanine storage area
- Forecourt parking
- B1/B2/B8 uses

ACCOMMODATION

Ground Floor	2,658 sq. ft.	(246.93 m ²)
Mezzanine	497 sq. ft.	(46.20 m ²)
Total	3,155 sq. ft.	(293.13 m²)

TERMS

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

RENT

£35,000 per annum exclusive.

SERVICE CHARGE

There is a service charge payable for the upkeep, maintenance and management of the roads and services.

LOCATION PLAN



BUSINESS RATES

We understand from the VOA website the Rateable Value for the property is £22,000.

Interested parties are advised to contact Dartford Council on 01322 343434 in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal and other costs.

EPC

The property has been rated Band D (76). An EPC is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 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;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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