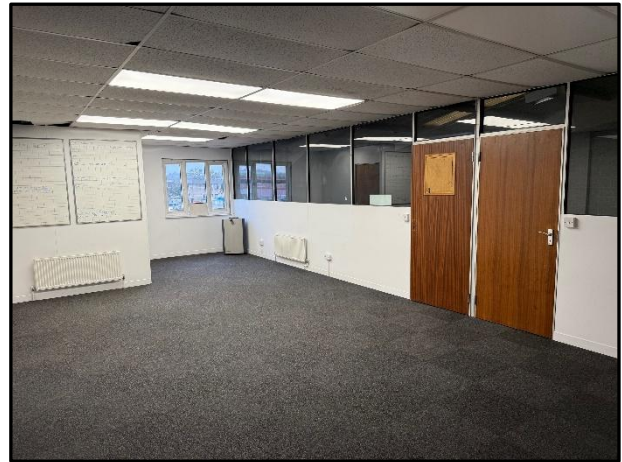
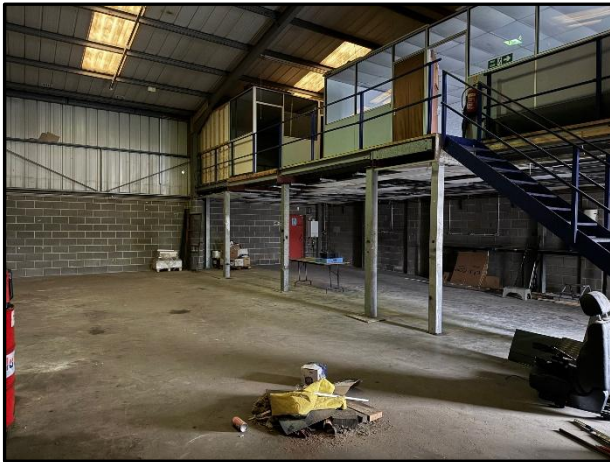


**2 ROBINS WHARF  
GROVE ROAD  
NORTHFLEET, KENT DA11 9AX**



**INDUSTRIAL UNIT WITH YARD  
3,107 SQ. FT. (288.64 M<sup>2</sup>)**

**TO LET/FOR SALE**

## LOCATION

Robins Wharf is situated off Grove Road, close to its junction with Stonebridge Road. From here there is excellent access via the recently completed A226 which links to Springhead Road at the Pepper Hill junction of the A2. There is also good access via the Galley Hill and Stonebridge Road towards both Dartford and Gravesend town centres.

For location click link or copy & paste to your browser

<https://w3w.co/zeal.levels.rails>

## DESCRIPTION

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

- Single steel roller shutter loading door (approx. 4m wide x 4.5m high)
- Approx. 5.7m eaves height rising to 7m to the apex
- GRP translucent rooflights
- Artificial lighting via sodium and LED lights
- Gas supply
- Two WCs
- Kitchenette
- First floor mezzanine providing partitioned offices
- Surfaced yard with extensive parking & loading areas
- Industrial and warehouse uses
- Available immediately

## ACCOMMODATION (Gross Internal Areas)

Ground Floor	2,070 sq. ft.	(192.34 m <sup>2</sup> )
Mezzanine	1,037 sq. ft.	(96.30 m <sup>2</sup> )
<b>Total</b>	<b>3,107 sq. ft.</b>	<b>(288.64 m<sup>2</sup>)</b>
Yard (approx.)	2,604 sq. ft.	(242.00 m <sup>2</sup> )

## RENT

£39,950 per annum exclusive.

## PRICE

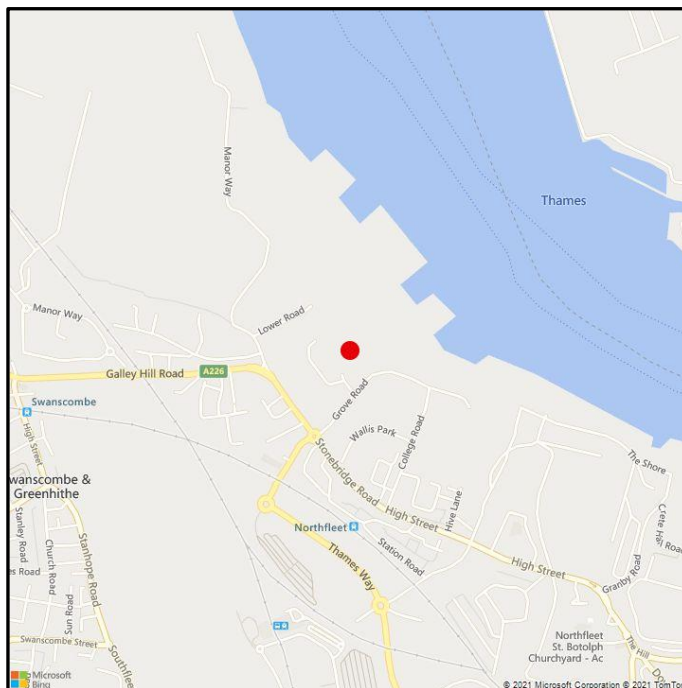
£595,000 for the freehold interest.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. If an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## VAT

We understand the property is elected for VAT and therefore VAT will be payable.

## LOCATION PLAN



## SERVICE CHARGE

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

## TERMS

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

## BUSINESS RATES

We understand from the VOA website the Rateable Value for the property is £20,000.

Interested parties are advised to contact Gravesham Council in regard to exact rates payable.

## LEGAL COSTS

Each party to bear their own legal and other costs.

## ENERGY PERFORMANCE CERTIFICATE

The property has been rated Band C (75) and is valid until 09.12.2035. The EPC is available to view upon request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

## 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



**01634 668000**