

**UNIT 4 STOREFAST ESTATE
PARK CORNER ROAD, SOUTHFLEET
GRAVESEND, KENT DA13 9LJ**



**INDUSTRIAL/WAREHOUSE UNIT
AVAILABLE IMMEDIATELY
2,282 SQ. FT. (212 M²)**

TO LET

LOCATION

The property is located within the Storefast private estate complex. The Ebbsfleet junction of the A2 is approximately 1 mile to the north and the Pepper Hill junction equidistant to the north east. J2, M25 is 3.5 miles to the north west. Cross channel services at Folkestone and Dover are approximately 40 and 48 miles to the south east respectively. Ebbsfleet International High Speed Railway Station is 2 miles to the north and provides services to London St Pancras in a journey time of approximately 17 minutes.

For location click line or copy & paste to your browser
www.what3words.com/left.frost.shirt

DESCRIPTION

- Clear span steel portal frame
- 4m wide steel shutter loading door.
- Access to communal WCs
- Approximately 10% rooflights to warehouse
- LED warehouse lighting
- Concrete screed warehouse floor
- 3 phase power
- Approximate 6m eaves.
- Allocated parking
- Gated business estate
- Good access to A2(M)
- 5 minutes from M25(J2)
- Immediately available

ACCOMMODATION

Gross Internal Area as follows;

Ground Floor 2,282 sq. ft. (211.97 m²)

TERMS

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

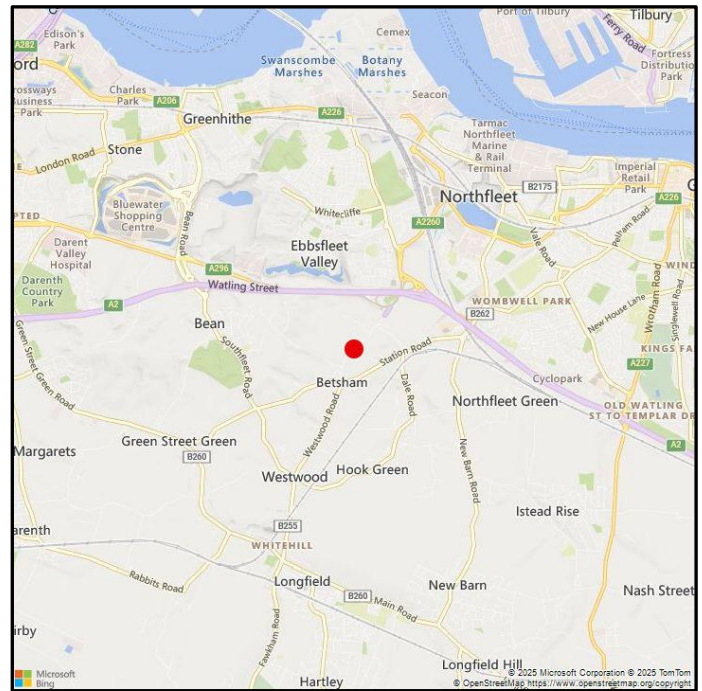
RENT

On application.

SERVICE CHARGE

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

LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE

Band C (52). Valid until 20th August 2033.

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

Rateable Value £9,700.

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

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Via the sole agents:-

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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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