

**V2 SPRINGHEAD ENTERPRISE PARK
SPRINGHEAD ROAD, NORTHFLEET
KENT DA11 8HH**



**INDUSTRIAL/WAREHOUSE UNIT
2,768 SQ. FT. (257.17 M²)**

TO LET

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.

For location click line or copy & paste to your browser

<https://what3words.com/pumps.aims.blame>

DESCRIPTION

- Clear span steel portal frame
- Insulated/sectional loading door (approx. 3m wide x 3.54m high)
- WC facilities on ground and first floor
- Approximately 10% rooflights to warehouse
- Ground floor warehouse office
- Open plan first floor office
- Kitchenette / break out area on first floor
- Front forecourt and loading area
- Good access to A2(M)
- 5 minutes from M25(J2)
- Immediately available

ACCOMMODATION

Ground Floor	2,200 sq. ft.	(365.28 m ²)
First Floor (Offices)	568 sq. ft.	(52.77 m ²)
Total	2,768 sq. ft.	(257.17 m²)
Store	112 sq. ft.	(10.40 m ²)

TERMS

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

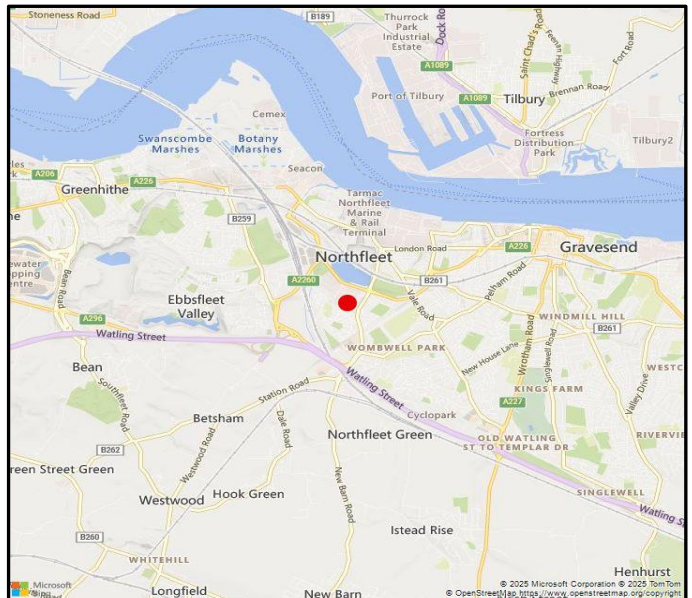
RENT

£48,500 per annum exclusive

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 D (93) – Valid until 23.03.2031. EPC Certificate available upon request.

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 tenant will make a pro rata contribution towards the Business Rates.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Via the landlord's agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill - 01634 668000/07764 476915

richardturnill@watsonday.com

Ciaran Dewar - 01634 668000/ 07523 171307

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

IMPORTANT NOTICE:

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