



**Sealeys**  
Walker ■ Jarvis

EST. 1851

(01474) 369368



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COMMERCIAL



## Tag Construction Unit, Albion Parade

Gravesend, DA12 2RN

**£1,500 PCM PLUS VAT**

- A Twin Workshop Unit Of 3,800 SqFt
- Roller Shutter
- 'B8' Use Class

## Full Description

### RENT

£1,500 PER CALENDAR MONTH (£18,000 PER ANNUM) Plus VAT

### LOCATION DESCRIPTION

Located at The Canal Basin within one mile of Gravesend Town Centre with its high-speed rail link to London St Pancras (around 23 minutes) and within four miles of the A2 with links to the M2 and the M25 and Dartford River Crossing.

### PROPERTY DESCRIPTION

A twin workshop unit of 3,800 sq ft

Main Workshop: 2,024 sq ft (188 sq m) with manual roller shutter door

Second Workshop: 1,776 sq ft (165 sq m)

### CURRENT CLASS OF BUSINESS USE

Landlord has advised the current use class is 'B8' Tenants are advised to check the use with the relevant authority.

### CURRENT BUSINESS RATES

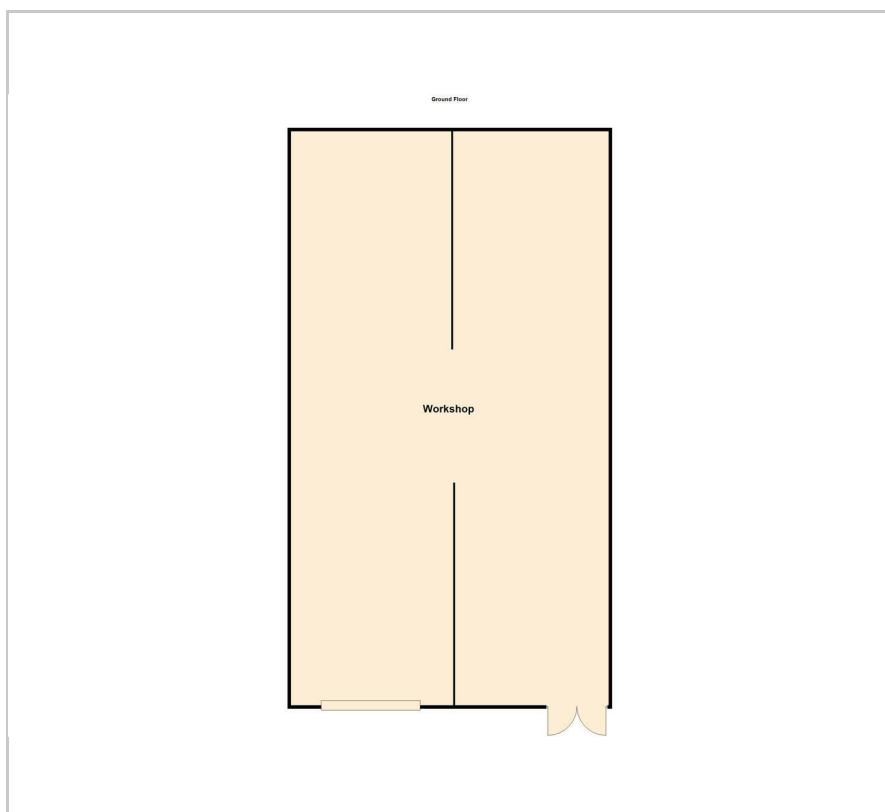
Interested parties are advised to seek clarification of the current business rates from this property from the local authority.

### AGENT NOTE

Yard to be offered on a 3 year lease with a landlord and tenant rolling break clause. Landlords notice period - 6 months. Tenant Notice Period - 3 Months.

Tenants to pay a referencing fee of £150 Inclusive of VAT

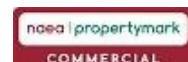
## Floor Plan



## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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