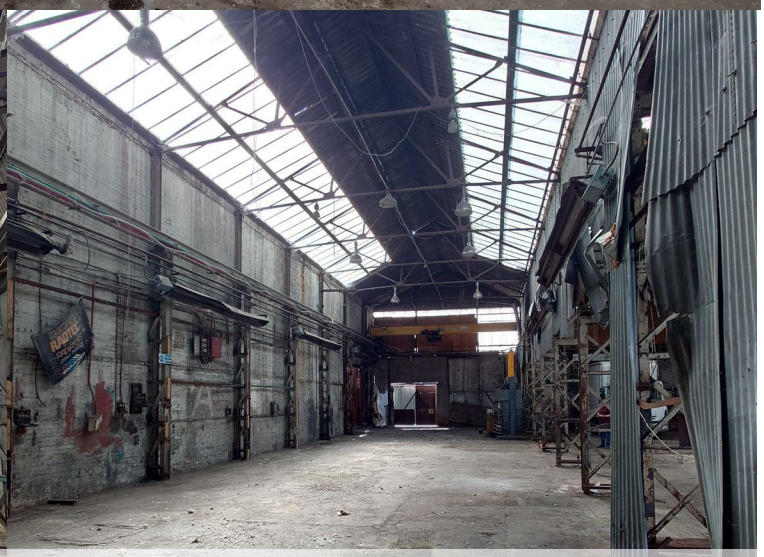
Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

naea | propertymark COMMERCIAL



Tag Construction Unit, Albion Parade

Gravesend, DA12 2RN

£1,583 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

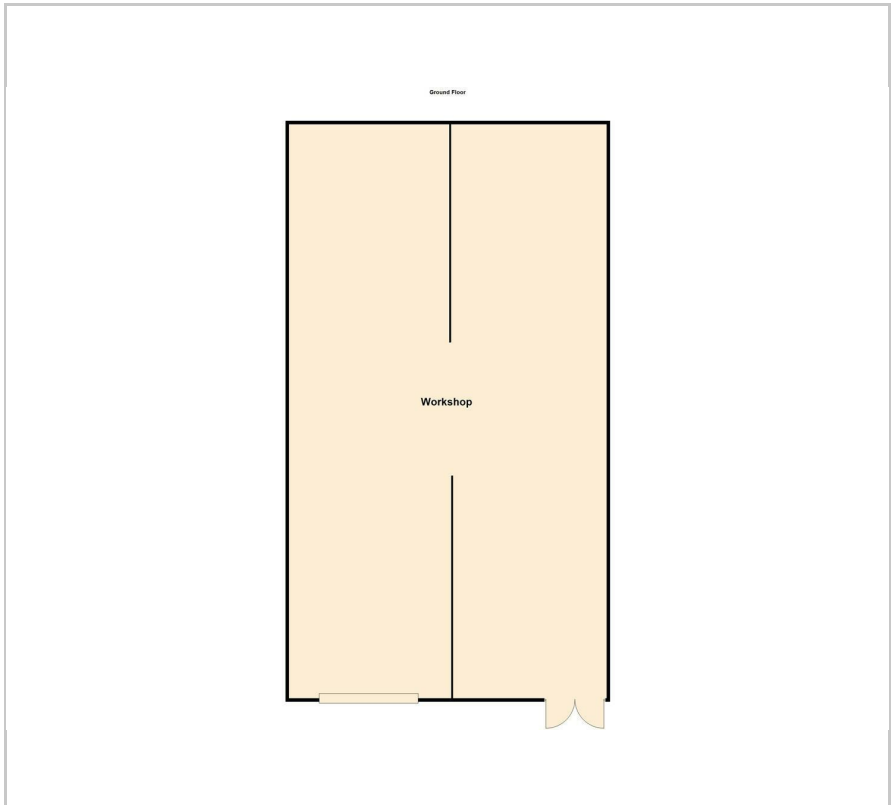
Interested parties are advised to seek clarification of the current business rates from this property from the local authority.

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 if you would like to arrange a viewing for this property or require further information.

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Gravesend
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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. 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. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.