



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Roy the Boat Albion Parade**

Canal Basin, Gravesend, DA12 2RN

**£2,000 PCM Plus VAT**

- A Storage Unit Measuring 6,800 SqFt
- Roller Shutter
- 3 Phase Electricity
- Industrial Estate

### Full Description

#### RENT

£2,000 PER CALENDAR MONTH (£24,000 PER ANNUM) Plus VAT

#### LOCATION DESCRIPTION

Located at Gravesend's canal basin and within one mile of Gravesend town centre.

#### PROPERTY DESCRIPTION

A warehouse unit in two sections with an area of 6,800 sq ft. Vehicle roller shutter door entrance. 3 Phase electricity available. Accessed from the Canal Basin in Gravesend. Lease by negotiation.

#### CURRENT BUSINESS USAGE

Landlord advises usage is currently B8 Storage and Distribution but interested parties are advised to seek clarification from the local authority.

#### CURRENT BUSINESS RATES

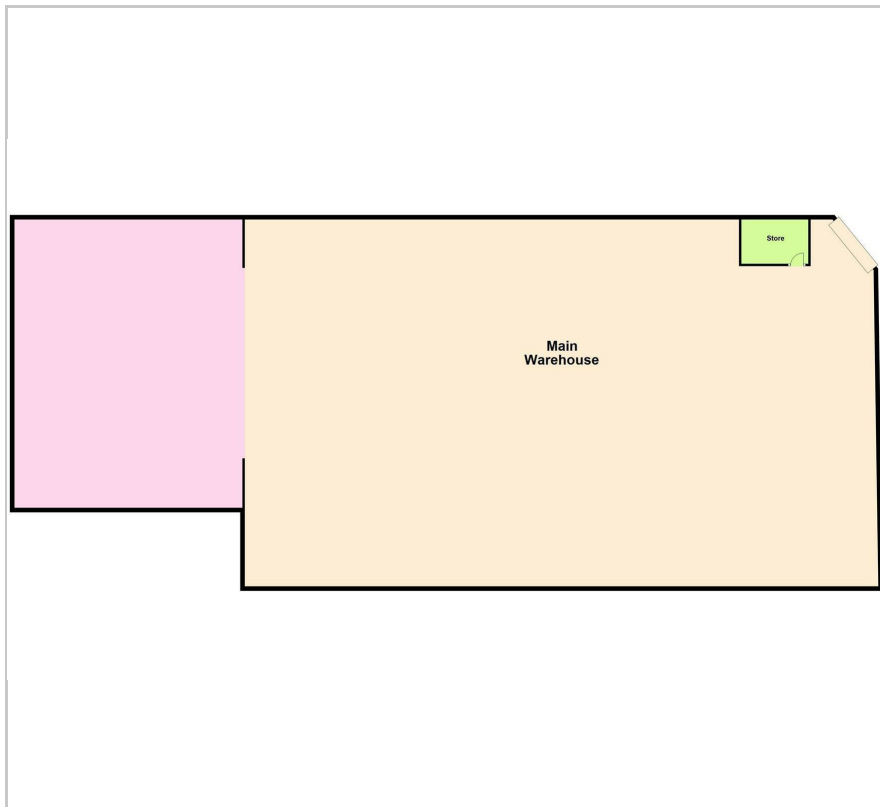
Interested parties are advised to seek clarification from the local authority.

#### AGENT NOTE

Unit 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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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.