



Sealeys
Walker ■ Jarvis

(01474) 369368



Unit F8, Northfleet Industrial Estate, Lower Road

Northfleet, Gravesend, DA11 9SW

£1,667 PCM



- A 1646 Square Foot Workshop
- Vehicle Roller Shutter
- Forecourt to Front
- 3 Phase Power
- Mezzanine with Storage and Office
- Around 1.4 miles from Ebbsfleet International Station
- Industrial Estate
- Available Immediately

DESCRIPTION

RENT

£1,667 PER CALENDAR MONTH (£20,000 PER ANNUM)

LOCATION DESCRIPTION

Northfleet Industrial Estate is located just off the A226 Dartford to Gravesend road and is around 2.7 miles of the A2/M2 to the South, linking to the M25 and Dartford River Crossing. Ebbsfleet International Train Station is located around 1.4 miles to the south, linking to London St Pancras (journey time around 19 minutes).

PROPERTY DESCRIPTION

A mid terrace industrial workshop/warehouse measuring a total of 153 SqM (1646 Sq Ft) with forecourt and vehicle roller shutter to front. The unit comprises:

Ground floor:

Workshop: 88 SqM (947 Sq Ft)

Kitchen: 2.4 SqM (26 Sq Ft)

Mezzanine:

Office and mezzanine storage: 62.6 SqM (674 Sq Ft)

CURRENT BUSINESS USE

Interested parties are to seek clarification from the local authority.

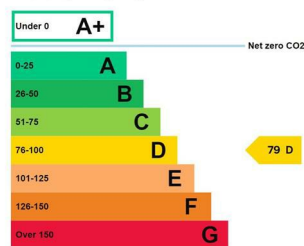
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £14,500 per annum as at February 2024 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Dartford Borough Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

AGENT NOTE

Ingoinng tenant to pay a referencing fee of £150 inc VAT.

Energy Efficiency Graph



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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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.