



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



## The Propeller Unit, Wharf Road

Gravesend, DA12 2RU

**£1,100 Per Calendar Month**

- Workshop to Let
- 2 Electric Roller Shutters
- Industrial Estate
- 'B8' Business Use
- Measuring 911 SqFt
- Small Yard Adjacent
- WC En Block
- Available Now

#### RENT

£1,100 PER CALENDAR MONTH (£13,200 PER ANNUM) PLUS VAT.

#### LOCATION DESCRIPTION

Workshop located east of Gravesend's Canal Basin.

#### PROPERTY DESCRIPTION

Ground floor storage unit with WC measuring a total of 911 SqFt. A small yard adjacent to the unit with space for 3 cars to be parked. 2 electric powered roller shutters for access.

#### CURRENT BUSINESS RATES

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

#### CURRENT CLASS OF BUSINESS USE

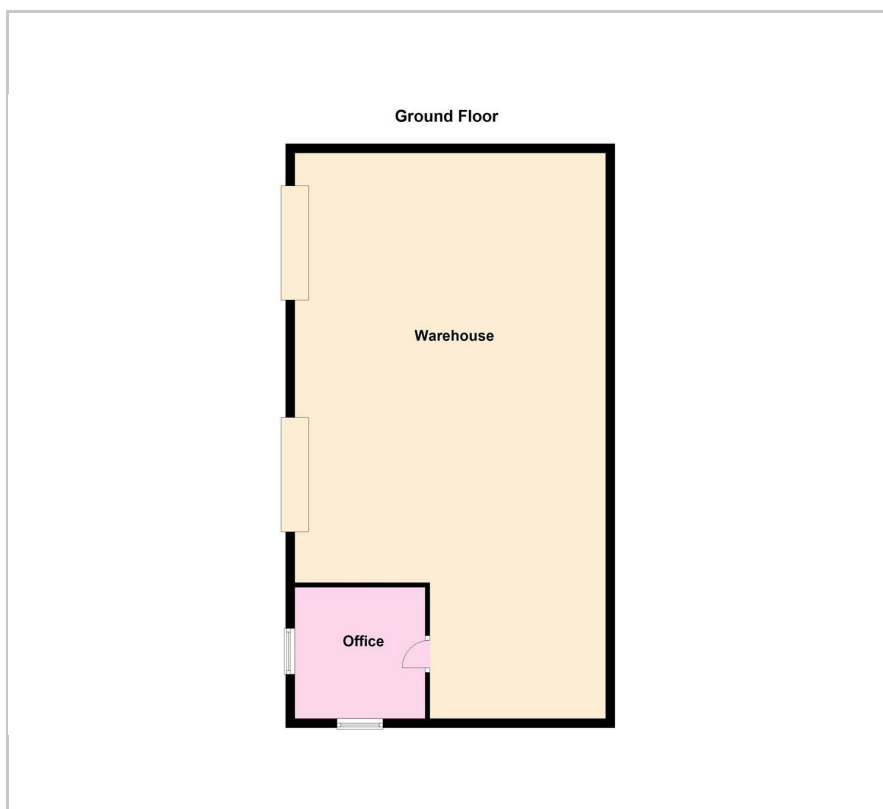
The current class of business use is B8 Storage and Distribution. Interested parties are advised to seek clarification from the local authority.

#### AGENT NOTE

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

The landlord has advised this unit would not be suitable for motor trade.

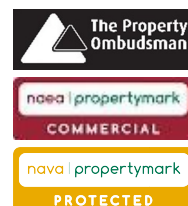
## Floor Plan



## 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.

**Sealeys Walker Jarvis**  
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**Gravesend**  
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**DA12 1EN**  
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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.