



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Yard (Unit 23), Apex Business Park Queens Farm Road**  
Shorne, Gravesend, DA12 3HU  
**£6,667 Per Calendar Month**

- Around 0.94 Acres
- A level site with type 2 surface
- Fully enclosed and gated
- Security on site including vehicle barrier

## DESCRIPTION

### RENT

£6,667 PER CALENDAR MONTH (£80,000 PER ANNUM)

### LOCATION DESCRIPTION

Apex Business Park lies around 3.7 miles north-east of Gravesend Town Centre and around 5.3 miles north-west of Rochester Town Centre. The A2/M2 lies around 3.2 miles to the south, linking to the M25 and Dartford River Crossing.

### PROPERTY DESCRIPTION

A level industrial yard with type 2 surface with a very small raised bank to the north west corner. Enclosed by high fencing and gates, with security barrier at entrance to service road.

3835 SqM (41,279.6 Sq Ft) - around 0.94 of an acre.

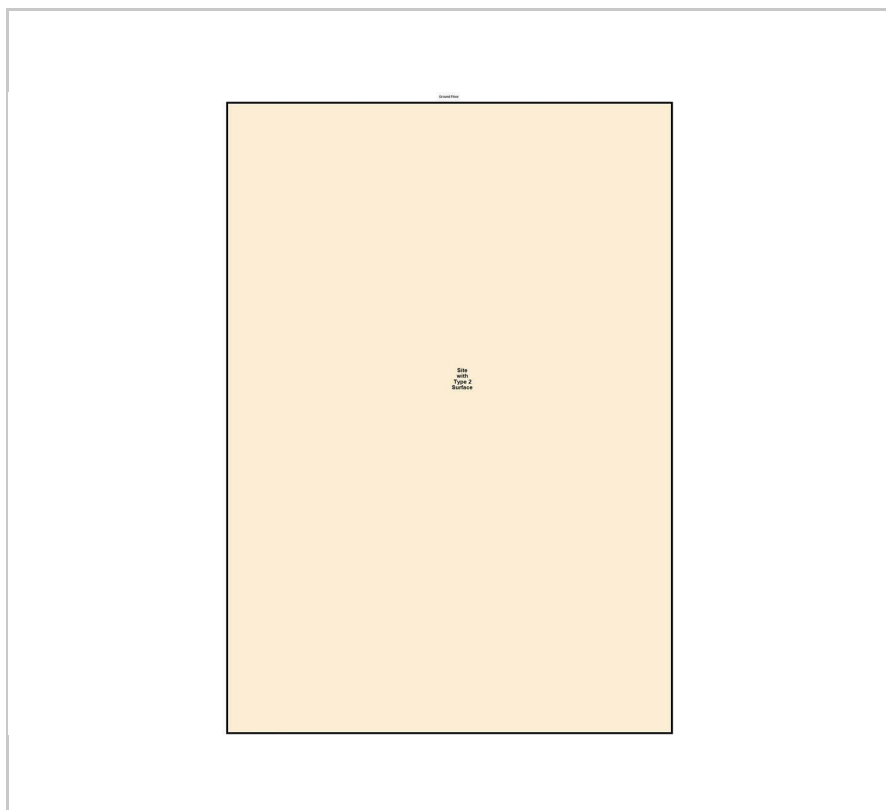
### CURRENT CLASS OF BUSINESS USE.

The current class of business use is an B8 category 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 £16,000 per annum as at 1st April 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham 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.

## 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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