

LAND AND BUILDINGS ON GROVE ROAD NORTHFLEET, KENT, DA11 9AY

BUILDINGS AND YARDS SUITABLE FOR STORAGE AND GENERAL INDUSTRIAL USE

TO LET SEPARATELY

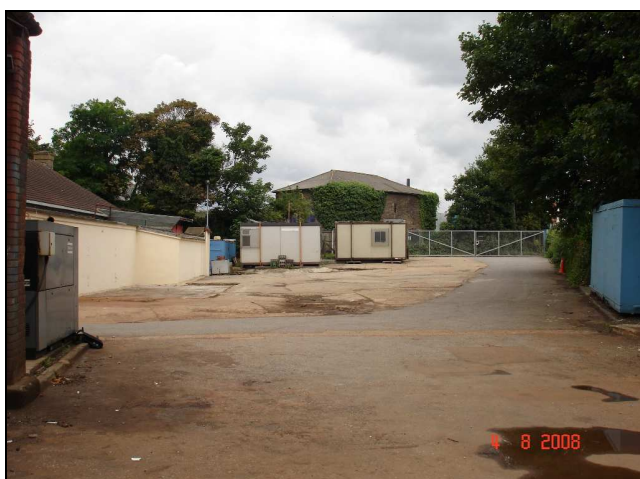
SITE A 13,246 SQ FT ON 1.2 ACRES

AND

SITE B 963 SQ FT ON 0.5 ACRES

OR TOGETHER

14,209 SQ FT ON 1.7 ACRES



SITE A



SITE A

LOCATION:

The property forms part of the Grove Road industrial area, Northfleet, and is accessed directly off the A226 Stonebridge Road, adjoining the Ebbsfleet FC football ground.

Northfleet lies between Dartford and Gravesend, benefiting from good access onto the A2, with the junction with Bean Road, servicing Bluewater, within 3 miles, and Junctions 1a and 2 of the M25 within 5 miles.

The yard and buildings comprise the former North Kent Shotblasting site, adjoining W.E. Roberts at the junction of Grove Road and Stonebridge Road where there is a roundabout leading onto the new link road to A2.

DESCRIPTION: The property comprises two areas each with access off Grove Road.

Site A – Comprises circa 13,246 sq.ft. in two main blocks and one ancillary building set on 1.2 acres comprising range of older style single storey buildings both enclose and open sided stores. There are areas of yard set to concrete and part uncovered. Access is via a gated entrance.

Site B - Ancillary Site – Comprises one block of buildings set on 0.5 acres. The yard has part tarmac, part hardcore surface and is accessed via a second gated entrance to Grove Road.



SITE B



SITE A

ACCOMMODATION: We have measured the buildings on a Gross internal Area basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice as set down below:

SITE A		Area (sq m)	Area (sq ft)
Detached Store		31	338
Block 1	Warehouse	289	3,109
	Stores	138	1,487
	Lean-to Store	41	442
Block 2	Office/Reception	100	1,080
	Store	4	44
	Open Sided Store	131	1,409
	Warehouse	20	212
	Stores	59	632
	Stores	99	1,066
	Warehouse	318	3,426
TOTAL SITE A		1,231	13,246

SITE B	Area (sq m)	Area (sq ft)
Store/Office	89	963
TOTAL SITE B	89	963
TOTAL SITE A & B	1,320	14,209

SITE A comprises 1.2 acres

SITE B comprises 0.5 acres

Total Site A and Site B is 1.7 acres

SERVICES:

All services including 3 phase power supply.

FEATURES:

- Good road communications to A2 and M25 via Junction 1a and 2.
- Close to Ebbsfleet Passenger Terminal
- Range of storage and manufacturing buildings together with yard storage
- Immediately available
- TO LET
- Economic rent

RATING:

Interested parties are advised to make enquiries to Gravesham Borough Council on 01474 564422.

TERMS:

TO LET on flexible terms either separately or together.

**ENERGY
PERFORMANCE
CERTIFICATE:**

The landlord has been informed that an Energy Performance Certificate (EPC) should be obtained for the subject property. Where an EPC is not displayed with the marketing details for the subject property, please contact the agent to confirm the current status.

VIEWING:

Through the sole agent:

DAVID M^cMEEKING
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