

**UNIT F15, NORTHFLEET INDUSTRIAL ESTATE
LOWER ROAD, NORTHFLEET, GRAVESEND, KENT DA11 9SW**

SINGLE STOREY MID-TERRACE BUSINESS UNIT WITH MEZZANINE

TO LET

2,033 SQ FT (189 SQ M)



External View – Unit F15

LOCATION:

This industrial unit is located on the established east part of the Northfleet Industrial Estate with access of the main spine road to the Estate.

Northfleet is set in the heart of the Thames Gateway Development Area with large scale development and infrastructure improvements, including Bluewater Park Shopping Centre, Ebbsfleet International, CTRL and STDR, all within the locality. Northfleet is located two miles east of Dartford and three miles west of Gravesend within two miles of Junctions 1a and 2 of the M25. The new Ebbsfleet International is circa 0.7 south of the property.

Northfleet Industrial Estate is situated off the A226 Galley Hill Road. Unit F15 can be found at the rear of the estate. Once on the estate, take the left fork opposite the lake and Unit F15 is on the right-hand side mid terrace.

DESCRIPTION: The property comprises a single storey mid-terrace business unit built in the 1980's, with ground floor set out to two WCs single office and workshop/warehouse together with a half level mezzanine floor fitted out to offices and a kitchen.

The unit is of a steel portal frame construction with a single roller shutter door. The loading door is 2.705m wide and 3.424 m high. There is a small parking/loading area to the front.

ACCOMMODATION: We have measured the property on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

Floor	Use	Sq Ft	Sq M
Ground	Warehouse, office, toilet and kitchen	1,375	128
First	Offices and kitchen	658	61
Total		2,033 Sq Ft	189 Sq M

- AMENITIES:**
- Good location close to A2, M25, Ebbsfleet International and Bluewater Shopping Centre.
 - Set in an area undergoing significant improvements.
 - Set at the entrance to the site.
 - Improved unit ready for occupation.
 - Parking/Loading to front.
 - TO LET on terms to be agreed.
 - Immediately available.

RATING: We understand from Dartford Borough Council that the Rateable Value for current year is £15,250 and the Uniform Business Rate is 49.7 pence in the pound. The rates payable for the current year are £7,579.25. Interest parties should confirm these amounts with Dartford Borough Council.

POSSESSION: The property is currently occupied by All Work No Play Ltd, who will vacate to give vacant possession.

TERMS: To LET on flexible terms.

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: By appointment with the Sole Agents.

EMMA HANDSCHUH
McMEEKING CHARTERED SURVEYORS – 01892 536381