

UNIT R4 NORTHFLEET INDUSTRIAL ESTATE

LOWER ROAD, NORTHFLEET, DARTFORD, KENT DA11 9SN

**LARGE WAREHOUSE WITH ANCILLARY OFFICES TOGETHER WITH
0.3 ACRE GATED YARDS TO REAR PLUS SIDE CANOPY**

TO LET / FOR SALE FREEHOLD

22,305 SQ FT (2,073 SQ M) plus 0.3 ACRE YARD



Front Elevation



Side Canopy



Rear Yard No.1

LOCATION:

This industrial unit is located on the established east part of the Northfleet Industrial Estate with access off 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 miles south of the property.

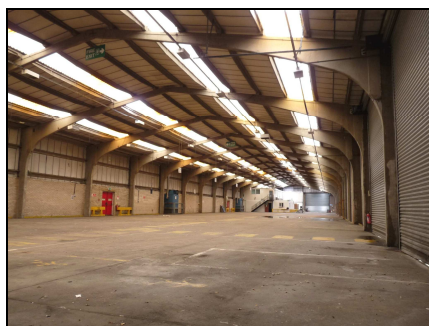
Northfleet Industrial Estate is situated off the A226 Galley Hill Road. Unit A6 can be found by turning immediately left when entering the Estate and proceeding down the main spine road circa 250m and take the right hand turn to Block R adjoining the lake. Unit R4 is the first unit on your right hand side.

DESCRIPTION:

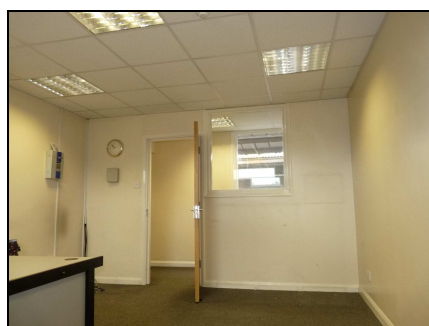
The property comprises an end of terrace warehouse unit benefiting from internal eaves height of 5.07m with 3.9m to the underside of the portal frame haunch. The main warehouse is laid out to two side loading doors (4.4m width, 5m height) and one larger loading door to front (4.94m height, 6.2m width).

The ground floor is laid out as an L shaped office, one toilet together with a reception area. The first floor is laid out to five offices plus kitchenette and two storage areas.

There is a large turning and loading area to the front together with a side loading area, with canopy over part, with further potential storage to the side. In addition there are two fenced and gated yards to the rear with 2 loading doors serving one of the yards.



Internal of Warehouse



Typical 1st Floor Office



Rear Yard No.2 with Loading Door

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 & kitchen	20,458	1,901
First	Offices & kitchen	<u>1,847</u>	<u>172</u>
TOTAL		22,305	2,073
Rear Yard	Two rear gated yards	0.3 acres	0.12 HA

AMENITIES:

- Good location close to A2, M25, Ebbsfleet International and Bluewater Shopping Centre.
- Set in an area undergoing significant improvements.
- Large warehouse with front & rear loading.
- Potential to improve with side loading.
- Two fenced and gated yards to rear totalling approx 0.3 acres.
- FOR SALE FREEHOLD or TO LET.
- Immediately available.

RATING:

We understand from Gravesham Borough Council that the Rateable Value for xxxx is £xx,xxx and the Uniform Business Rate is 48.1 pence in the pound. The rates payable for xxxx are £xx,xxx

TERMS:

TO LET or FOR SALE FREEHOLD.

**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.

DAVID M^cMEEKING
M^cMEEKING CHARTERED SURVEYORS
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