

UNITS L & S TOWER WHARF

LOWER ROAD, NORTHFLEET, GRAVESEND DA11 9BD

M^cMeeking

The Property Experts



Unit L – Canopy



Unit S – External view

HIGH BAY WAREHOUSING WITH SELF CONTAINED YARD ON DEEP WATER BERTH OFFERING THROUGH TRANSPORT FACILITIES IF REQUIRED

FOR LET

16,867 SQ FT to 97,912 SQ FT, PLUS 0.83 ACRE YARD



Unit L – Exterior



Unit L – Interior



Unit S – Exterior



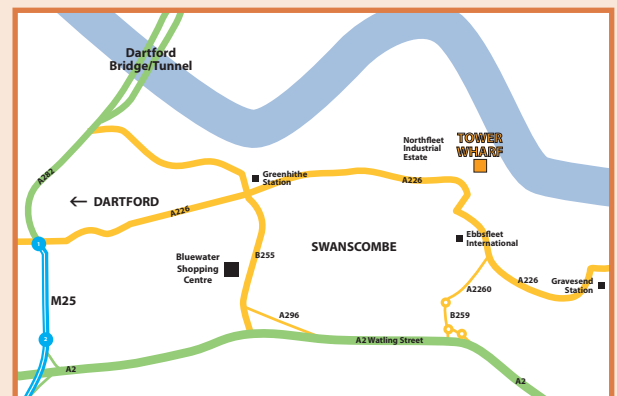
Unit S – Interior

LOCATION

These warehouse units are located on the 16 acre deep water berth cargo handling facility, Tower Wharf, run by Seacon Terminals, accessed through Northfleet Industrial Estate.

Northfleet is set in the heart of the Thames Gateway Development Area. It 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 with Tower Wharf situated found on the eastern side of the Estate. Once on Lower Road take the first right past Blocks J and K which will lead directly to the 24-hour manned security facility for Tower Wharf. Units L and S are immediately on the left.



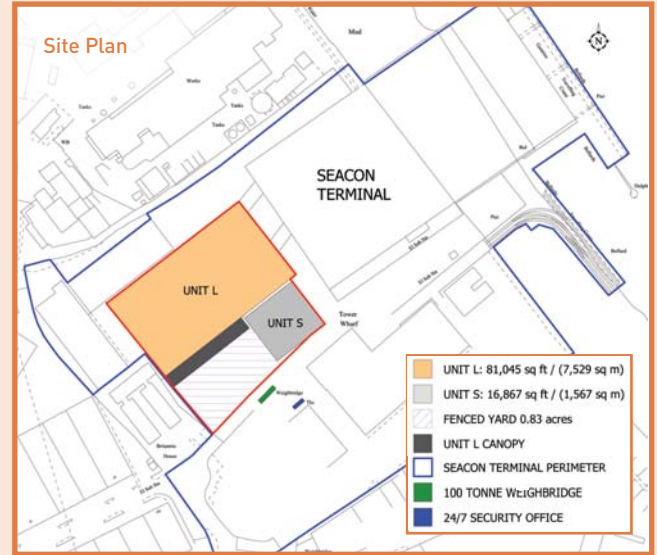
DESCRIPTION

The property comprises of a high bay warehouse and smaller detached warehouse set onto a self-contained yard situated on the Seacon Terminal in Northfleet.

Unit L, main warehouse – Comprises a detached modern high bay warehouse, with four surface level loading doors (width 5.5m, height 6m) and a large canopy to main side elevation. There is an eaves height of 8.1m to the underside of the portal frame to maximum height of 11.2m to the apex. There is a central line of supporting columns. There are no offices or WC facilities within the building but both can be provided if required.

There is good natural daylight through the 20% translucent panels to the roof. Artificial lighting is provided by the overhead sodium lights.

Unit S, ancillary warehouse – Comprises a detached warehouse with three loading doors (width 5m, height 5.5m) onto main yard. There is an eaves height to the underside of the portal frame of 7.68m. There are WC facilities but no offices to the warehouse.



ACCOMMODATION

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

| Unit | Floor | Use | Area (sq ft) | Area (sq m) |
|--------------|--------|--------------------|---------------------|-------------------|
| Unit L | Ground | High bay warehouse | 81,045 | 7,529 |
| Unit S | Ground | Warehouse | 16,867 | 1,567 |
| TOTAL | | | 97,912 sq ft | 9,096 sq m |
| | Yard | Fenced yard | 0.83 Acres | 0.34 hect |

The main warehouse has a canopy of 6,970 sq ft (647 sq m.)

AMENITIES

- Good location close to A2, M25, Ebbsfleet International
- Part of Seacon Terminal with deep wharf, cargo handling available
- 24 hour manned security
- Private weighbridge on site up to 100 tonnes
- High bay warehouse facility
- Fenced yard
- Available together or separately

WHARF FACILITIES (if required)

- Seacon through transport system – has own ships, lorries and terminal
- Just 3.8 miles to M25
- Deepest riverside berth on Thames of 11.5m at low water
- No locks
- Extensive cargo handling facilities with 40 tonne cranes
- Full customs approval for cargo handling
- Private weighbridge up to 100 tonnes

RATING

The occupier will pay a due proportion of the overall rates for the site

TERMS

To let as a whole, or individually – on terms to be agreed – EPOA

EPC

Current Energy Performance Certificate status:

| | | | |
|---------|---------|---|----|
| Unit L: | (81-91) | B | 37 |
| Unit S: | (81-91) | B | 31 |

VIEWING

Please contact the sole agents.

TO VIEW:

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McMeeking

Chartered Surveyors
Regulated by RICS

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