

Units L1 & L2 Kent Kraft Industrial Estate

Lower Road, Northfleet, Kent DA11 9SR



PROMINENT INDUSTRIAL UNIT TO LET

2,660 sq ft (247.12 sq m)

(Potential to sub-divide to provide from 1,300 sq ft)

Location

Kent Kraft Industrial Estate is located just off Lower Road, which is accessed via Thames Way (A226), which links Gravesend with Dartford. The estate is conveniently situated approximately 3 miles from the A2 and approx. 2 miles from Ebbsfleet International Passenger Station on the High Speed Rail Link.

Description

The property comprises a mid terraced steel portal framed industrial unit.

Key Benefits

- ✓ Prominent double unit
- ✓ 5.25 m eaves height
- ✓ Clear span accommodation
- ✓ Two loading doors
- ✓ Max headroom to loading doors is 4.42 m
- ✓ 3 phase electricity supply
- ✓ Gas supply
- ✓ WC
- ✓ Kitchenette
- ✓ Forecourt parking
- ✓ B1/B2/B8 uses
- ✓ Available immediately
- ✓ Potential to sub-divide



Collingwood House, Schooner Court, Crossways Business Park, Dartford, DA2 6QQ

01322 285 588

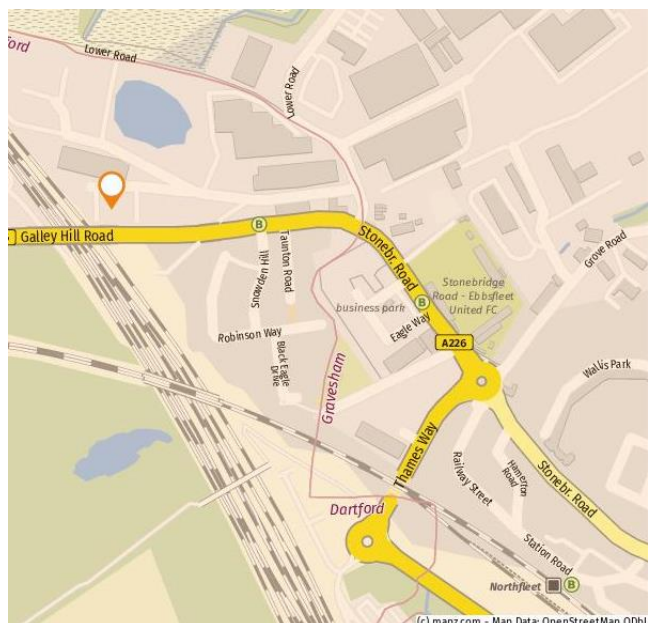
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Location Plan



Service Charge

There is a service charge payable for the upkeep, maintenance and management of the roads and services.

Rates

We understand from the VOA website the Rateable Value for the property is £28,750. Interested parties are advised to contact Dartford Council on 01322 343434 in regard to exact rates payable.

Legal Costs

Each party to bear their own legal and other costs.

EPC

Energy Performance Rating - D76.

For further information contact:

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Tom Booker – Altus Group
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07584 237 141

Or our joint agent
Richard Turnill at Watson Day

Accommodation (approx)

	SQ FT	SQM
Ground Floor	2,660	247.12
Total	2,660	247.12

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£35,000 per annum exclusive.

March 21

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