



Unit K1 Kent Kraft Industrial Estate Lower Road, Northfleet, Kent DA11 9SR



INDUSTRIAL UNIT TO LET – AVAILABLE OCTOBER 2022 1,308 sq ft (122 sq m)

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 end terraced steel portal framed industrial unit.

Key Benefits

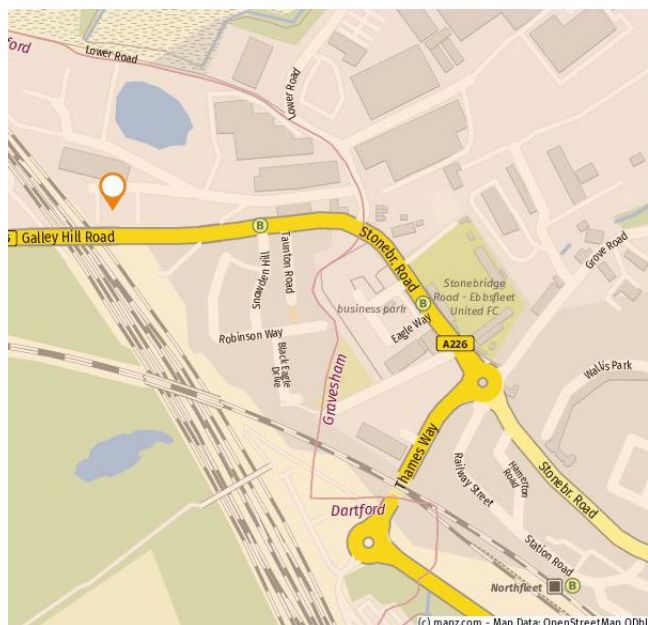
- ✓ 5.25 m eaves height
- ✓ Clear span accommodation
- ✓ 1 loading door
- ✓ Max headroom to loading doors is 4.42 m
- ✓ 3 phase electricity supply
- ✓ Gas supply
- ✓ WC
- ✓ Kitchenette
- ✓ Forecourt parking
- ✓ B1/B2/B8 uses
- ✓ Available October 2022



Unit K1 Kent Kraft Industrial Estate

Lower Road, Northfleet, Kent DA11 9SR

Location Plan



Accommodation (approx)

	SQ FT	SQM
Total	1,308	121.52

Terms

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

Rent

£25,000 per annum exclusive.

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 £10,750. 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 - E(112).

For further information contact:

Chris Birch – Altus Group
chris.birch@altusgroup.com
07976 681 951

Tom Booker – Altus Group
tom.booker@altusgroup.com
07584 237 141

Or our joint agent
Richard Turnill at Watson Day

Apr 22

MISREPRESENTATION ACT 1967 Altus Group (UK) Limited trading as Altus Group for themselves and for their vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts; (2) all descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy; (3) no employee of Altus Group has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

Collingwood House, Schooner Court,
Crossways Business Park,
Dartford, DA2 6QQ
01322 285 588
space@altusgroup.com
www.altusgroup.com/property



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

01322 285 588

space@altusgroup.com

www.altusgroup.com/property

