NEW BUILD
LIGHT INDUSTRIAL/WAREHOUSE
1,615 - 2,443 SQ.FT. (150 - 227M²)

TO LET

LION BUSINESS PARK
DERING WAY
GRAVESEND, KENT  DA12 2QF

01634 668000
watsonday.com
LOCATION:
The Lion Business Park is located at the northern end of Dering Way, which itself is located immediately off the Lion roundabout junction to the east of Gravesend town centre, on the A226 Rochester Road.

DESCRIPTION:
The Lion Business Park is a new build development providing a variety of industrial/warehouse units and car showroom facilities. The units are of steel framed construction with elevations of brickwork and profile sheet cladding, and with excellent insulation levels. Each unit is provided with w.c. facilities, up and over shutter door, and three phase electricity. Forecourt car parking is available at the front of each unit.

ACCOMMODATION:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>1,615 sq. ft. (150 m²)</td>
</tr>
<tr>
<td>12</td>
<td>2,443 sq. ft. (227 m²)</td>
</tr>
</tbody>
</table>

TERMS:
The properties are available to let on new leases on a full repairing and insuring basis for a term to be agreed.

Alternatively, the units can be sold on virtual freeholds (250 year leases at peppercorn ground rent).

RENTS:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>£13,500 per annum exclusive</td>
</tr>
<tr>
<td>12</td>
<td>£15,000 per annum exclusive</td>
</tr>
</tbody>
</table>

Rents are on the basis of new leases for a minimum 3 year term. Alternative/shorter leases may be available by negotiation subject to variation of rental terms.

Rental incentives may be available depending on lease terms agreed and tenant covenant strength.

VAT:

Rents will be subject to VAT at the prevailing rate.

SERVICE CHARGE:
A service charge will be payable for the maintenance and upkeep of the common parts of the estate.

EPC:

Unit 9 & 12 – These units have been rated as Band C. EPC’s available upon request.

VIEWING & FURTHER INFORMATION:

Via the landlord's agents:- WATSON DAY CHARTERED SURVEYORS
01634 668000