

# PLOT 4-5 NORFOLK ROAD INDUSTRIAL ESTATE, NORFOLK ROAD, GRAVESEND, KENT DA12 2PS



**DETACHED WAREHOUSE/INDUSTRIAL UNIT  
10,493 SQ. FT. (975 M<sup>2</sup>)  
ON A SITE OF 0.59 ACRES (0.23 HECTARES)**

**TO LET**

## LOCATION

The property is located on the western side of Norfolk Road within the Norfolk Road Industrial Estate approximately 0.6 miles to the east of Gravesend town centre. The A2 is approximately 2.5 miles to the south and is accessed via Gravesend town centre and Wrotham Road. High speed one and national rail services are available from Gravesend station with regular services to Central London.

## DESCRIPTION

The property comprises a self-contained detached industrial unit/ warehouse. Salient features of the property are as follows:-

- Detached warehouse
- Self-contained site
- Two loading doors
- Separate loading yard and parking area
- Separate male & female WCs
- 3 phase power supply
- Fenced site
- Available Summer 2020

## ACCOMMODATION

The property has the following gross internal areas:-

	Area m <sup>2</sup>	Area sq. ft.
Main Warehouse Ground Floor	452.99	4,876
Main Warehouse First Floor	35.15	378
<b>Main Warehouse Total</b>	<b>488.14</b>	<b>5,254</b>
Main Warehouse Mezzanine	107.94	1,162
Nissan Hut 1 Ground Floor	192.54	2,072
Nissan Hut 1 Mezzanine	22.08	238
Nissan Hut 2	164.13	1,767
<b>Total Gross Internal Area</b>	<b>974.83</b>	<b>10,493</b>

The site area is 0.59 acres (0.23 hectares)

## LOCATION PLAN



## TERMS

The property is available to let on a new lease directly from the landlord. The lease to be granted on full repairing and insuring terms.

## RENT

The property is available at £69,500 per annum exclusive.

## SERVICE CHARGE

There is no service charge payable.

## BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Warehouse & Premies £37,750

Interested parties are advised to contact Gravesham Borough Council on 01474 337000 in regard to exact rates payable.

## EPC

The property will be re-assessed following the removal of an inefficient warehouse heater.

An copy of the Energy Performance Certificate will be available to view on request.

## VAT

The property is elected for VAT, which will be charged on all sums due to the landlord.

## VIEWING

Strictly via appointment with the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill - 07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

#### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
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