



**WAREHOUSE APPROX. 13,700 SQ FT (1274 SQ M)
WITH 10M APEX HEIGHT AND TWO LOADING DOORS.
TO LET**

Rent: £110,000 Per Annum

Unit 1
Denton Wharf
Mark Lane
Gravesend
Kent
DA12 2QB

- Eaves approx. 6.5m/Apex height approx. 10m
- LED lights
- Ground floor office/kitchen/wc/shower
- 1st floor offices

UNIT 1, DENTON WHARF, MARK LANE, GRAVESEND, KENT, DA12 2QB

Location

The property forms part of an established Industrial Estate located approximately 1.4 miles East of the Town Centre. The A2 is only approximately 3.3 miles to the South providing access to the National Motorway Network via junction 2 of the M25. Gravesend Train Station, provides a service to London (St Pancras) in approximately 24 minutes (Express).

The Property

An end-terrace warehouse/industrial unit comprising elevations of profile cladding above concreted panels. There is an excellent eaves height of approx 6.5m, rising to approx 10m at the apex. Two loading doors provide access and open onto a loading area. Internally, there are ground and first floor offices with welfare facilities.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground floor	12,213	1,134.59
First floor	1,487	138.14
TOTAL	13,700	1,272.73

Terms

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews. The lease will be contracted outside the renewal provisions of the Landlord & Tenant Act.

Figures

£110,000 pax

VAT

VAT is payable in addition.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC is D79, expiring July 2032.

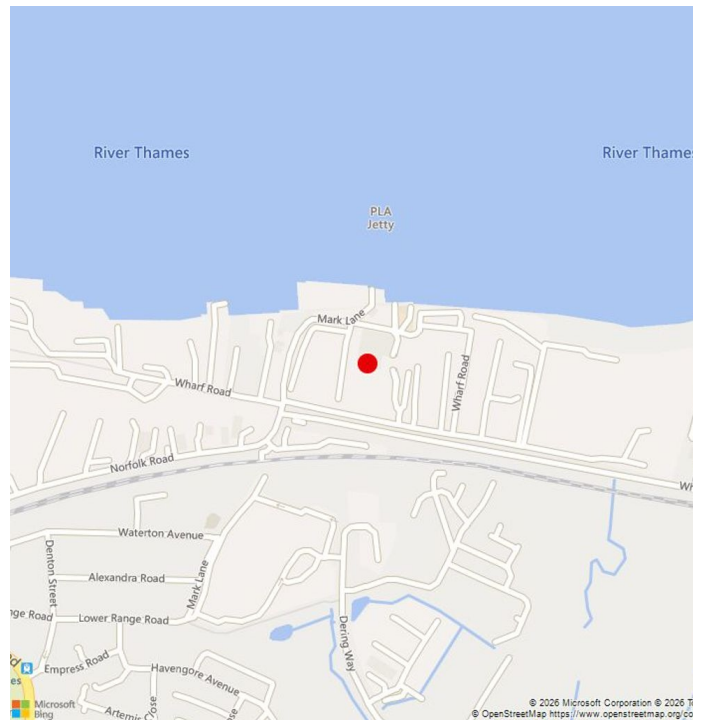
Anti Money Laundering

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



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