



OPEN STORAGE YARD APPROX 1 ACRE (0.4 HA) TO LET

Rent: £130,000 Per Annum

Mark Lane
Gravesend
Kent
DA12 2QB

- Concrete surface
- 24/7 access
- Fenced & gated
- Small unit & modular office/welfare
- Mains services

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

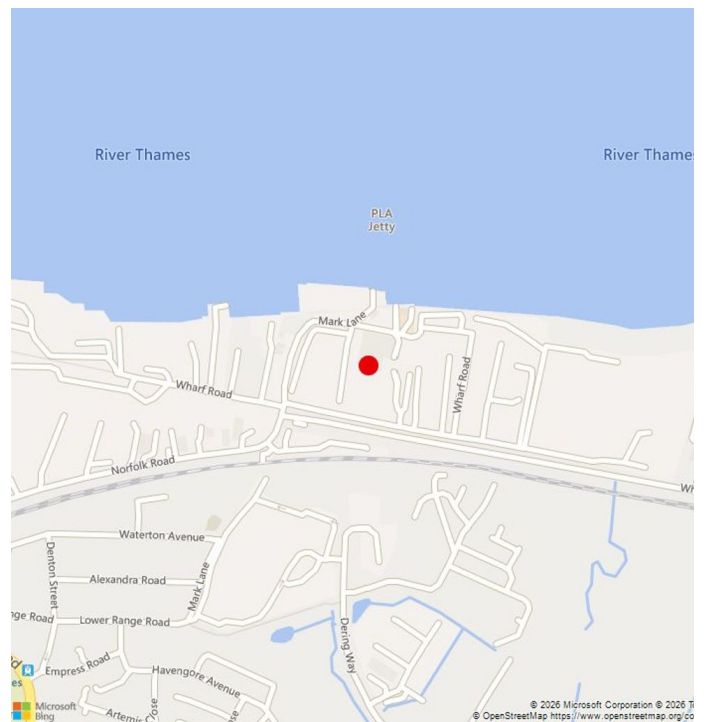
A fully concreted, fenced and gated yard with two entrances and mains services. The 1 acre yard to the south is under offer with its own access.

The approx 1 acre yard to the north remains available and includes a small unit and modular office. This has a separate entrance.

Accommodation

The approximate floor areas are:

	Acres	Hectares
Open storage yard	1	0.4
TOTAL	1	0.4



Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£130000pax

VAT

VAT is payable in addition.

Legal Costs

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

Energy Performance Certificate (EPC)

Not applicable.

Business Rates

The Rateable Value (2023) is £83,500 relating to the entire approx. 2 acre yard. This will be apportioned once the 1 acre is divided.

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.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk

Maldon Office | 01621 855725 Thurrock Office | 01708 860696

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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