



## REFURBISHED OFFICES WITH PARKING APPROX. 1420 SQ FT (132 SQ M) - TO LET

Rent: £15,000 Per Annum

Denton Wharf  
Mark Lane  
Gravesend  
Kent  
DA12 2PL

- River Views
- Car Park to Front
- Ladies/Gents Toilets
- Basement Storage

## DENTON WHARF, MARK LANE, GRAVESEND, KENT, DA12 2PL

### 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 detached office building providing ladies/gents toilets to the ground floor and storage space.

At first floor are two rooms with river views and kitchen shared with one other tenant.

To the front is a private car park.

### Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor storage	690	64.1
First Floor Offices	730	67.82
<b>TOTAL</b>	<b>1,420</b>	<b>131.92</b>

### Terms

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

### Figures

£15,000 per annum exclusive plus VAT.

### Legal Costs

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

### Energy Performance Certificate (EPC)

In the process of being prepared.

### Business Rates

We have been unable to locate the Rateable Value. Interested parties are advised to satisfy themselves in this respect.

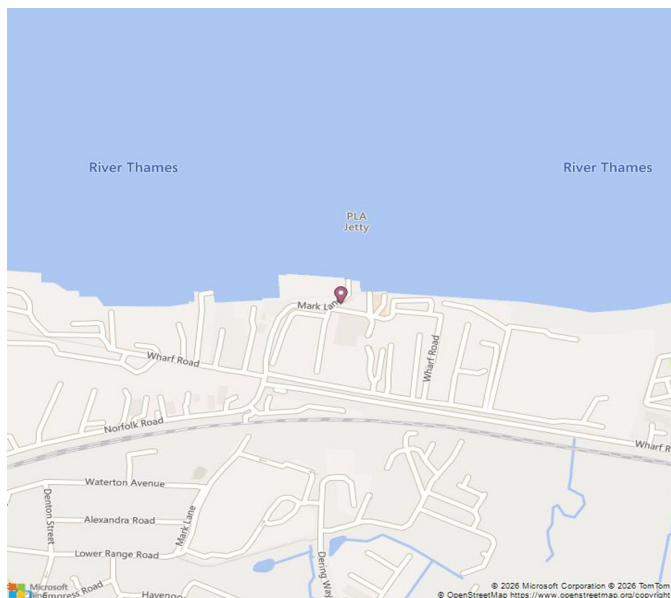
### Agents Note

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:

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk)



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

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Trafalgar House, 712 London Road, West Thurrock, Essex, 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

info@branchassociates.co.uk | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Trafalgar House, 712 London Road, West Thurrock, Essex, 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.



BRANCH ASSOCIATES  
01708 860696  
www.branchassociates.co.uk