

**WHITE DRUCE
& BROWN**

PROPERTY CONSULTANTS

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**SUBSTANTIAL INDUSTRIAL /WAREHOUSE UNIT
29,225 SQ FT (2,715 SQ M)**

**UNIT U, SPRINGHEAD ENTERPRISE PARK, SPRINGHEAD ROAD, NORTHFLEET,
KENT DA11 8HJ
(BETWEEN DARTFORD & GRAVESEND)
AVAILABLE SUBJECT TO VACANT POSSESSION**



New lease available direct from the landlord on terms to be agreed

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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Location: The premises are located 7 miles east of Dartford, 2 miles west of Gravesend and just to the north of the A2 trunk road. The property is situated within the established Springhead Enterprise Park and is accessed just south of the Thames Way and Springhead Road roundabout leading directly to the A2. This provides direct links to the M25 motorway to the west and the Channel ports to the east, via the M2 Motorway.

The Ebbsfleet International Passenger Station on the high speed rail link lies immediately west of Springhead, providing access to London St Pancras (18 minutes). Bluewater Shopping Centre is also nearby to the west.

Description: The property comprises two adjoining warehouses, with ancillary offices and benefits from a 5 metre high roller shutter door and an eaves height of 7 metres. Further ancillary offices are on the first floor, accessed via a passenger lift. The property has a total approximate site area of 0.46 hectares (1.14 acres) and provides parking for some 70 cars.

Accommodation	Ground Floor Warehouse/Offices	24,318 sq ft
	First Floor Offices	4,075 sq ft
	Mezzanine Plant	832 sq ft
	Total	29,225 sq ft

Terms: The accommodation is available on a new 5/10 year lease.

Rent: £345,000 per annum

Business Rates:	Rateable Value	£170,000
	UBR (2022/2023)	0.524
	Rates Payable	£89,080

Interested parties are advised to verify these figures with the Local Authority.

EPC Rating: Energy Rating C

VAT: The building is elected for VAT.

Legal Costs: Each party is to be responsible for their own professional & legal costs incurred in the transaction.

Timing: The current tenant's lease expires on 23 June 2022 and vacant possession is expected thereafter.

Contact: James Baker of White Druce & Brown
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