

TO LET

C4 & C5 IMPERIAL BUSINESS ESTATE, WEST MILL,
GRAVESEND, KENT, DA11 0DL

TWO WAREHOUSE / INDUSTRIAL UNITS
WITH FORECOURT & PARKING
5,989 - 15,218 Sq Ft (556.38 - 1,413.75 Sq M)

- 3 phase power
- 7.2m eaves height (circa 6m clear internal)
- Entrance reception, male & female WCs on both floors
- First floor offices with suspended ceiling & LED lighting
- Ample parking provision
- <https://what3words.com/mirror.deeper.winner>



01634 668000

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



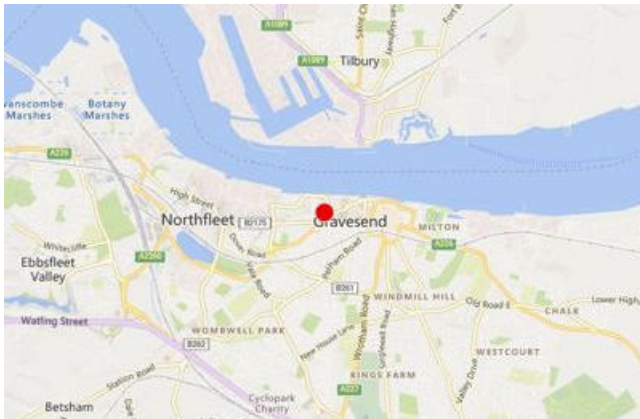
C4 & C5 IMPERIAL BUSINESS ESTATE, WEST MILL, GRAVESEND, KENT, DA11 0DL

Location

The units are located within Imperial Business Estate immediately adjacent to Gravesend town centre. The Business Park is located on the north western side of the town and immediately to the south of the River Thames.

The business park provides a mix of industrial, trade and retail occupiers including Howdens, Screwfix, Topps Tiles, Edmundson Electrical, Asda and B&Q.

Mainline rail services are available from Gravesend station with a journey time to London Bridge of approximately 40 minutes. High Speed One services are available from Ebbsfleet International, approximately 2 miles to the south.



Description

The property comprises a pair of semi-detached steel framed industrial buildings with pitched roofs built during the late 1980's. Salient features of the property are as follows:-

- * Available Autumn 2026
- * Insulated sectional electric loading doors
- * 3 phase power
- * Entrance reception
- * Ground floor warehouse
- * 7.2m eaves height (Circa 6m Clear Internal)
- * Male & female WC facilities on ground and first floors
- * First floor offices with suspended ceiling & LED lighting
- * Modern fitted kitchenette/tea-point
- * Ample parking provision
- * Easy access to Gravesend town centre and A2(M)/M25
- * Available as a whole or separately

Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
C4 - Ground	5,156	478.99
C4 - First	833	77.39
TOTAL	5,989	556.38
C5 - Ground	8,145	756.67
C5 - First	1,084	100.7
TOTAL	9,229	857.37
TOTAL	15,218	1,413.75

Terms

New full repairing and insuring leases are available with terms to be agreed.

Rent

£15.75 per sq ft pax

VAT

We understand the units are elected for VAT.

Service Charge

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

Unit C4 £5,926 + VAT (£1.20 psf)

Unit C5 £9,133 + VAT (£1.20 psf)

Business Rates

C4 - Rateable Value £76,500

C5 - Rateable Value £105,000

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

C4 - Band B (28). Valid until 29/07/2034.

C5 - Band B (32). Valid until 29/07/2034.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment via the agents:-

WATSON DAY CHARTERED SURVEYORS
01322 475940

NEWMARK
020 7493 3338

Richard Turnill
07764 476915
richardturnill@watsonday.com

David Moule
07905 764910
david.moule@nrmk.com



Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.