

35  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS  
1989 • 2024

# R2 (FRONT) & R3 (WHOLE) NORTHFLEET INDUSTRIAL ESTATE, LOWER ROAD NORTHFLEET, KENT DA11 9SN



**WAREHOUSE/INDUSTRIAL UNITS  
9,507 – 24,654 SQ. FT. (883-2,290 M<sup>2</sup>)  
+ MEZZANINE FLOORS  
TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION

Northfleet Industrial Estate is located just off Lower Road, which is accessed via Thames Way (A226), which links Gravesend with Dartford. The estate is conveniently situated approximately 3 miles from the A2 and approx. 2 miles from Ebbsfleet International Passenger Station on the High Speed Rail Link.

**For location click link or copy & paste**

<https://w3w.co/most.belts.large> to your browser

## DESCRIPTION

The property comprises two terrace portal framed industrial units. Salient features include:-

- Clear span warehouse/workshop accommodation with translucent skylights
- 5.70m eaves height (4.25 clear internal)
- Three phase power supplies (to each unit)
- Electrically operated roller shutter loading doors (Unit R2 x 2 Doors, Unit R3 x 3 Doors)
- Loading door height approx. 5.00m
- LED bay lighting
- Double glazed windows
- Separate male & female WCs
- Kitchenette with floor and wall units (in each unit)
- Offices/reception area
- EV Charger (R3)

## ACCOMMODATION

The units have the following Gross Internal Areas:-

UNIT R2 (Front)	Area / M <sup>2</sup>	Area / Sq. Ft.
Ground	826.44	8,896
Office	56.78	611
Mezzanine	59.09	636
<b>TOTAL Excl Mezz</b>	<b>883.22</b>	<b>9,507</b>
<b>TOTAL Inc. Mezz</b>	<b>942.32</b>	<b>10,143</b>

UNIT R3 (Whole)	Area / M <sup>2</sup>	Area / Sq. Ft.
Ground	1,407.21	15,147
Mezzanine	133.98	1,442
<b>TOTAL Excl Mezz</b>	<b>1,407.21</b>	<b>15,147</b>
<b>TOTAL Inc. Mezz</b>	<b>1,541.19</b>	<b>16,589</b>

## TERMS

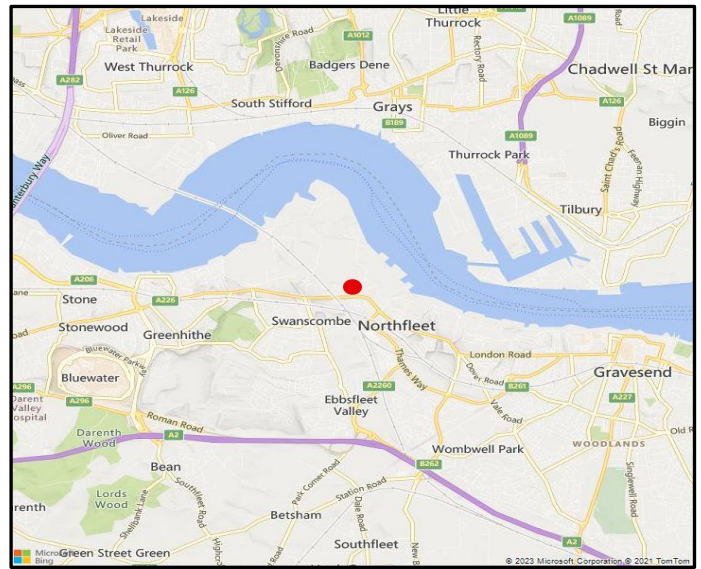
The units are available separately or as a whole on new full repairing and insuring leases with terms to be agreed.

## RENT

R2 - £105,000 per annum exclusive

R3 - £165,000 per annum exclusive

## LOCATION PLAN



## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with HMRC Anti Money Laundering regulations, we are legally required to undertake full identity verification checks on all tenants where the rent exceeds 10,000 euros per month. In the event a proposal is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## VAT

We are advised the property is elected for VAT and therefore VAT will be payable on the rent and other charges.

## SERVICE CHARGE

There is a service charge payable for the upkeep, maintenance and management of the roads and services.

## BUSINESS RATES

Unit R2	Rateable Value	£48,000
Unit R3	Rateable Value	£67,000

## LEGAL COSTS

Each party to bear their own legal and other costs.

## ENERGY PERFORMANCE CERTIFICATE

The units have been rated:-

R2 – Band C (61) Valid until 14.12.2033

R3 – Band C (60) Valid until 14.02.3032

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

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

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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**VIEWING & FURTHER INFORMATION**  
Strictly by appointment via the joint agents:-

**WATSON DAY CHARTERED SURVEYORS**  
**RICHARD TURNILL**  
01634 668000/07764 476915  
[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

**COBBS PROPERTY SERVICES**  
01322 288254



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