

## Mark Lane, Denton Wharf, Gravesend, Kent, DA12 2PL



Offices with storage approx. 1420 sq ft (132.0 sq m)

### TO LET

- \* River views
- \* Car park to front
- \* Ladies/gents toilets
- \* Shared kitchen
- \* Close Gravesend Town Centre
- \* Vacant (undergoing refurbishment)

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### 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 gross/nett internal floor area is:

Accommodation	Approx sq ft	Approx sq m
Ground floor	690	64.1
First floor	730	67.8
Total	1420	132.0

### Tenure

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic rent reviews. The lease will be contracted outside the renewal provisions of the Landlord & Tenant Act.

### Rent

£15,000 per annum exclusive plus VAT.

### Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

### Business Rates

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

### Energy Performance Certificate

In the process of being prepared.

### Agent's 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. These particulars are awaiting our client's approval.

### Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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

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