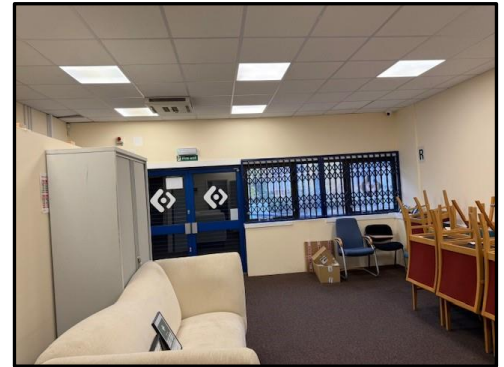


**R SPRINGHEAD ENTERPRISE PARK
SPRINGHEAD ROAD, NORTHFLEET
KENT DA11 8HD**



**2 STOREY OFFICES & STORE
913 - 2,188 SQ. FT.
(84.82 - 203.27 M²)**

TO LET

LOCATION

Springhead Enterprise Park is a modern landscaped business park located to the south west of Gravesend town centre with immediate access to the A2(M). This provides direct links to London to the west and to the Medway towns and channel port to the east via the M2 motorway. The Ebbsfleet International Passenger Station on the high speed rail link lies immediately to the west of Springhead providing swift access (18 minutes) to London St. Pancras. The Bluewater Shopping Centre is also nearby. The estate is therefore strategically located to take advantage of the rapidly expanding Thames Gateway region.

For location click line or copy & paste to your browser

<https://what3words.com/bridge.drives.stores>

DESCRIPTION

Self-contained 2 storey offices. Salient features include:-

- Double opening door with security shutter door over
- Ground floor open plan stores area
- Ground floor cellular offices
- First floor offices
- Suspended ceilings with mainly LED lighting
- One WC on the ground floor and two WCs on the first floor
- Kitchen/breakout room on the ground floor
- 9 allocated car parking spaces
- May split into two units
- Good access to A2(M) & 5 minutes from M25(J2)
- Immediately available

ACCOMMODATION (Net Internal Areas)

Ground Floor	1,275 sq. ft.	(118.45 m ²)
First Floor	913 sq. ft.	(84.82 m ²)
Total	2,188 sq. ft.	(203.27 m²)

TERMS

The property is available to let on a lease for a term to be agreed.

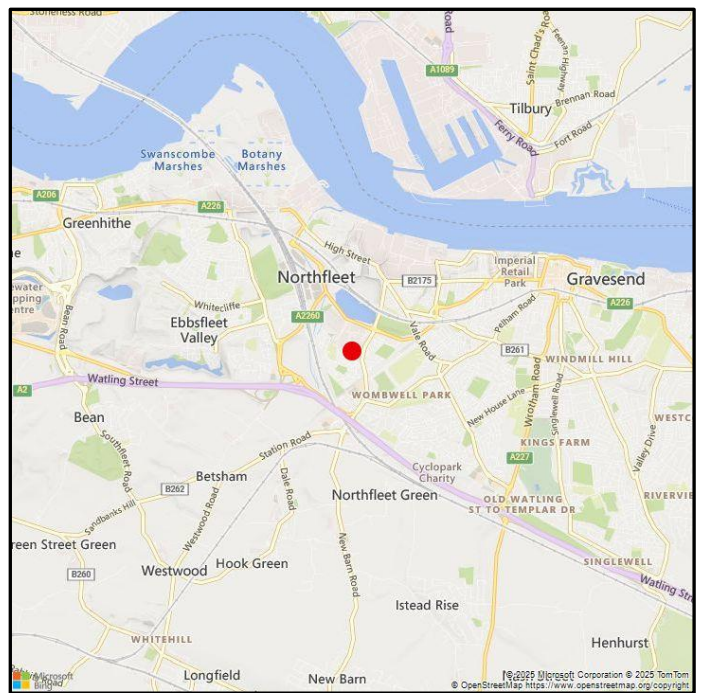
RENT

£26,500 per annum exclusive

VAT

The property is elected for VAT.

LOCATION PLAN



SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

Band D (100). Valid until 09/12/2034.

PLANNING

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

BUSINESS RATES

To be reassessed.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

Via the landlord's agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

richardturnill@watsonday.com

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



01634 668000