



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Unit 10, Apex Business Park, Queens Farm Road**

**Shorne, Gravesend, DA12 3HU**

**£2,000 Per Calendar Month**



- 2070 Sq Ft Warehouse Unit
- Dual Vehicle roller Shutter Doors
- 3 Phase Electricity
- Yard Space to Front

## Description

### RENT

£2,000 PER CALENDAR MONTH (£24,000 PER ANNUM) PLUS VAT

Insurance and service charges to be paid by the tenant.

### LOCATION DESCRIPTION

Apex Business Park lies around 3.7 miles north-east of Gravesend Town Centre and around 5.3 miles north-west of Rochester Town Centre. The A2/M2 lies around 3.2 miles to the south, linking to the M25 and Dartford River Crossing.

### PROPERTY DESCRIPTION

A single storey unit comprising:

Main warehouse unit: 192.35 SqM (2070 SqFt) comprising of warehouse, WCs, twin vehicle roller shutter doors and 3 phase electricity.

### EXTERIOR DESCRIPTION

To the front exterior is a yard measuring approximately 130 SqM (1400 SqFt)

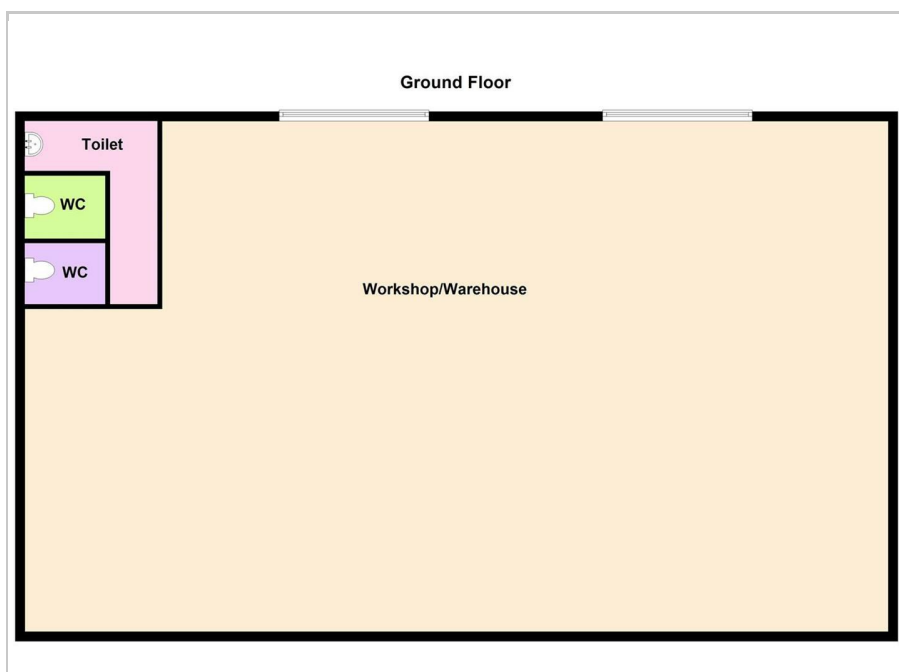
### CURRENT CLASS OF BUSINESS USE.

Interested parties are to seek clarification from the local authority.

### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £15,750 per annum as at 1st April 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Borough Council.

## Floor Plan



## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

**Sealeys Walker Jarvis**  
**184 Parrock Street**  
**Gravesend**  
**Kent**  
**DA12 1EN**  
**[www.sealeys.co.uk](http://www.sealeys.co.uk)**

Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. 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. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.