



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Unit 5, Lancasters Wharf Road**

Gravesend, DA12 2RU

**£1,750 Per Calendar Month Plus VAT**



- Ground Floor Storage Unit With Mezzanine Office And WC Measuring A Total Of 2,621 SqFt.
- Electric Roller Shutter
- B8 Storage And Distribution
- Industrial Estate

#### RENT

£1,750 PER CALENDAR MONTH (£21,000 PER ANNUM) PLUS VAT.

#### LOCATION DESCRIPTION

Large industrial warehouse located east of Gravesend's Canal Basin.

#### PROPERTY DESCRIPTION

Ground floor storage unit with mezzanine office and WC measuring a total of 2,621 SqFt.

#### GROUND FLOOR

There is a communal concrete yard to the front with an Electric roller shutter shared with one other unit, small communal area with large double doors opening to unit 5. Large storage area, 2x offices and WC

#### FIRST FLOOR

2x adjacent offices.

#### CURRENT BUSINESS RATES

Interested parties are advised to seek clarification from the local authority.

#### CURRENT CLASS OF BUSINESS USE

The current class of business use is B8 Storage and Distribution. Interested parties are advised to seek clarification from the local authority.

#### AGENT NOTE

Tenants to pay a referencing fee of £150 Inclusive of VAT

### 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.