



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**COM, Feabrex Albion Parade**

Gravesend, DA12 2RN

**£2,300 PCM PLUS VAT**

- An 'L' Shaped Unit Measuring 9,335 SqFt
- Large Electric Roller Shutter
- 3 Phase Electrics
- Industrial Estate

#### RENT

£2,300 PER CALENDAR MONTH (£27,600 PER ANNUM) Plus VAT

#### LOCATION DESCRIPTION

Located at Gravesend's canal basin and within one mile of Gravesend town centre.

#### PROPERTY DESCRIPTION

An 'L' shaped warehouse unit with an area of 867.21 SqM (9,335 SqFt). Large vehicle roller shutter door entrance. 3 Phase electricity available. Accessed from the Canal Basin in Gravesend.

#### CURRENT BUSINESS USAGE

Landlord advises usage is currently 'E' class light Industrial but interested parties are advised to seek clarification from the local authority.

#### CURRENT BUSINESS RATES

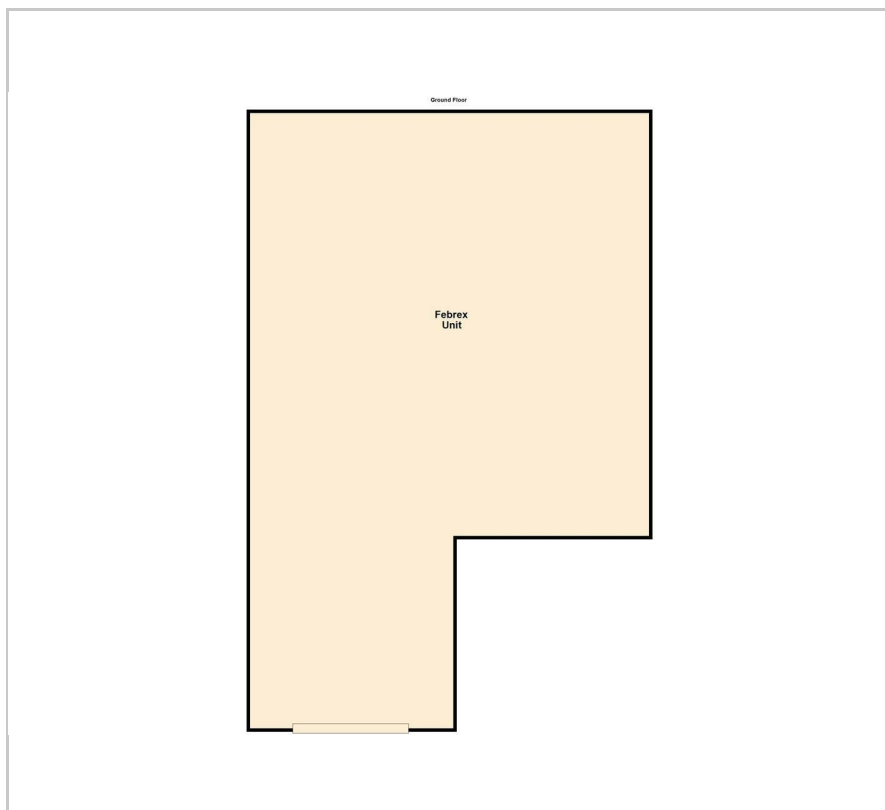
Interested parties are advised to seek clarification from the local authority.

#### AGENT NOTE

Unit to be offered on a 3 year lease with a landlord and tenant rolling break clause. Landlords notice period - 6 months. Tenant Notice Period - 3 Months.

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

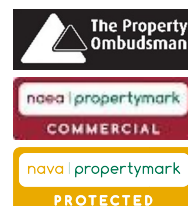
## Floor Plan



## 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.

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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.