



Sealeys
Walker ■ Jarvis

(01474) 369368



**Yard Adjacent to Riverside Shotblasting Yard,
Albion Parade
Gravesend, DA12 2RN
£2,500 PCM PLUS VAT**

- Enclosed Storage Yard Measuring Over 10,000 SqFt
- 3 Phase Electricity
- B8 Storage and Distribution
- Industrial Estate

Full Description

RENT

£2,500 PER CALENDAR MONTH (£30,000 PER ANNUM) Plus VAT

LOCATION DESCRIPTION

Located at Gravesend's Canal Basin within one mile of Gravesend town centre.

PROPERTY DESCRIPTION

A double metal door communal entrance with one other adjacent unit. 936 sq m (10,071 sq ft) of enclosed concreted yard spaced accessed from the Canal Basin. 3 Phase electricity available. Communal WC's

CURRENT USAGE

Landlord advises the current usage is B8 Storage and Distribution but interested parties are advised to seek their own clarification.

AGENT NOTE

Yard 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 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.