

Unit 1 Denton Wharf, Mark Lane, Gravesend, Kent, DA12 2QB



Warehouse approx. 13,700 sq ft (1274 sq m)

TO LET

- Eaves approx. 6.5m/Apex height approx. 10m
- Two loading doors
- LED lights
- Ground floor office/kitchen/wc/shower
- 1st floor offices
- A2 approx. 3 miles

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property forms part of an established Industrial Estate located approximately 1.4 miles East of the Town Centre. The A2 is only approximately 3.3 miles to the South providing access to the National Motorway Network via junction 2 of the M25. Gravesend Train Station, provides a service to London (St Pancras) in approximately 24 minutes (Express).

The property

An end-terrace warehouse/industrial unit comprising elevations of profile cladding above concreted panels. There is an excellent eaves height of approx 6.5m, rising to approx 10m at the apex. Two loading doors provide access and open onto a loading area. Internally, there are ground and first floor offices with welfare facilities.

Accommodation

The approximate gross internal floor area is:

Ground floor	12,213 sq ft	1,135 sq m
1 st floor	1,487 sq ft	138 sq m
Total	13,700 sq ft	1,275 sq m

Tenure

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews. The lease will be contracted outside the renewal provisions of the Landlord & Tenant Act.

Rent

£110,000 per annum exclusive.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate

The EPC is D79, expiring July 2032.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
These particulars are awaiting our client's approval.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or jb@branchassociates.co.uk
Contact Johnathan Branch

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

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Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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