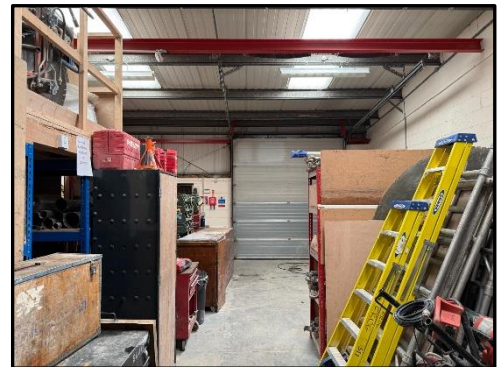
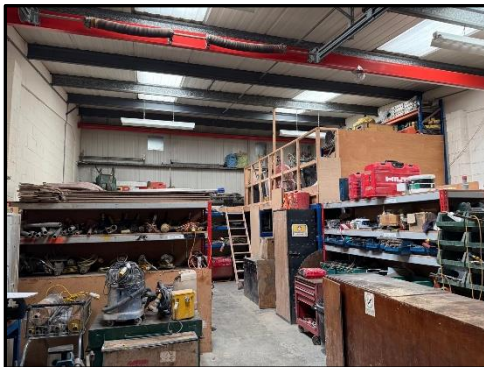


**F5 & F6 SPRINGHEAD ENTERPRISE PARK  
SPRINGHEAD ROAD, NORTHFLEET  
KENT DA11 8HH**



**INDUSTRIAL/WAREHOUSE UNITS  
WITH OFFICES  
AVAILABLE IMMEDIATELY  
930 - 1,860 SQ. FT. (86.42 - 172.85 M<sup>2</sup>)  
  
TO LET**

## LOCATION

Springhead Enterprise Park is a modern landscaped business park located to the south west of Gravesend town centre with immediate access to the A2(M). This provides direct links to London to the west and to the Medway towns and channel port to the east via the M2 motorway. The Ebbsfleet International Passenger Station on the high speed rail link lies immediately to the west of Springhead providing swift access (18 minutes) to London St. Pancras. The Bluewater Shopping Centre is also nearby. The estate is therefore strategically located to take advantage of the rapidly expanding Thames Gateway region.

**For location click line or copy & paste to your browser**

<https://what3words.com/fetch.grass.vivid>

## DESCRIPTION

- Two adjoining units
- Clear span steel portal frame (In each Unit)
- Insulated/sectional loading door (approx. 3m x 3m)
- Single WC in each unit
- Approximately 10% rooflights to warehouse
- 3 phase power
- Open plan office (Unit F6)
- Allocated parking
- Good access to A2(M)
- 5 minutes from M25(J2)
- Immediately available
- Available separately or together

## ACCOMMODATION

F5 - Ground Floor	930 sq. ft.	(86.42 m <sup>2</sup> )
F6 - Ground Floor	930 sq. ft.	(86.42 m <sup>2</sup> )

## TERMS

The units are available with terms to be agreed on new full repairing and insuring basis.

## RENT

F5	£17,205 per annum exclusive
F6	£17,205 per annum exclusive

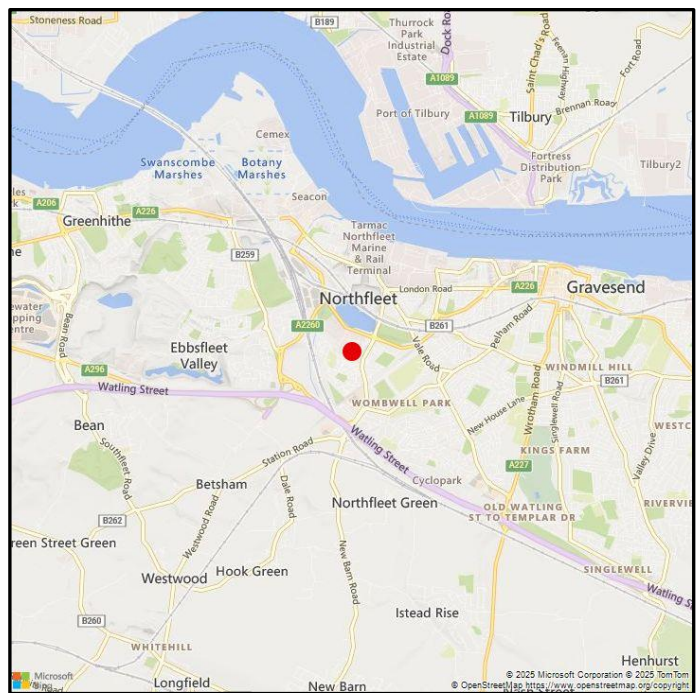
## VAT

The property is elected for VAT.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

## LOCATION PLAN



## ENERGY PERFORMANCE CERTIFICATE

F5 - Band D (91). Valid until 02.06.2028

F6 - Band D (96). Valid until 02.06.2028

EPCs available to view upon request.

## PLANNING

The prospective tenant(s) should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## BUSINESS RATES

Rateable Value £20,750. (Combined)

Interested parties are advised to contact Gravesham Borough Council in regard to exact rates payable.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING & FURTHER INFORMATION

Via the lessor's agents:-

### WATSON DAY CHARTERED SURVEYORS

**Richard Turnill**

**01634 668000/07764 476915**

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

**Ciaran Dewar**

**01634 668000/ 07523 171307**

[ciarandewar@watsonday.com](mailto:ciarandewar@watsonday.com)

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

#### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) 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. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01634 668000**