

TO LET

E3 KENT KRAFT INDUSTRIAL ESTATE, LOWER ROAD,
NORTHFLEET, GRAVESEND, KENT, DA11 9SR

INDUSTRIAL OPEN STORAGE
3,865 Sq Ft (359.06 Sq M)

- Concrete surfaced site
- Palisade fenced & gated
- Steel frame storage unit approx. 565 sq. ft. / 53 sq. m
- Available from Sept 2026
- <https://what3words.com/nets.trial.nail>

01634 668000

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

WATSON DAY
CHARTERED SURVEYORS

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Location

The premises are located within the Northfleet Industrial Estate with direct access to the A226 London to Gravesend Road. Northfleet is at the centre of the Thames Gateway development area including the nearby Bluewater Shopping Centre, the adjacent Ebbsfleet International rail terminal and Ebbsfleet Garden City. Dartford is approximately 2 miles to the west, whilst Gravesend is 3 miles to the east. Junctions 1A and 2 of the M25 are within 2 miles. Ebbsfleet International Railway Station is approximately 0.7 miles south of the property. Access is via the A226 Galley Hill Road providing quick access thereafter to the A2 connecting with the M2 to the east and the M25/A20 & M20 to the west.

Description

The premises comprise a yard area. Salient features as follows:-

- * Concrete surfaced site
- * Palisade fenced & gated
- * Steel frame storage unit approx. 565 sq. ft. / 53 sq. m
- * Available from Sept 2026

Accommodation

The approximate gross area is follows:-

	Sq Ft	Sq M
E3 Yard	3,865	359.06
E3 Storage Unit	565	52.49

Terms

Available on new full repairing and insuring lease for a term to be agreed.

Rent

£22,500 per annum exclusive

VAT

The property is elected for VAT

Planning

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

Service Charge

£950.00 per annum exclusive

Business Rates

Rateable Value - £5,600

Energy Performance Certificate

Not applicable (portable buildings to be removed)

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
Tel: 01634 668000

Richard Turnill
07764 476915
richardturnill@watsonday.com

Ciaran Dewar
07523 171307
ciarandewar@watsonday.com

