

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS  
1989 • 2024

**R2 NORTHFLEET INDUSTRIAL ESTATE,  
LOWER ROAD  
NORTHFLEET, KENT DA11 9SN**



**WAREHOUSE/INDUSTRIAL UNIT WITH TWO  
LOADING DOORS  
10,143 SQ. FT. (942.32 M<sup>2</sup>)**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION

Northfleet Industrial Estate is located just off Lower Road, which is accessed via Thames Way (A226), which links Gravesend with Dartford. The estate is conveniently situated approx. 3 miles from the A2 and approx. 2 miles from Ebbsfleet International Passenger Station on the High Speed Rail Link.

For location click link or copy & paste

<https://w3w.co/most.belts.large> to your browser

## DESCRIPTION

The property comprises a terrace portal framed industrial unit. Salient features include:-

- Clear span warehouse/workshop accommodation with translucent skylights
- 5.70m eaves height (4.25 clear internal)
- Three phase power supply
- X2 electrically operated roller shutter loading doors
- Loading door height approx. 5.00m
- LED bay lighting
- Double glazed windows
- Separate male & female WCs
- Kitchenette with floor and wall units
- Offices/reception area

## ACCOMMODATION

The unit has the following Gross Internal Areas:-

UNIT R2	Area / M <sup>2</sup>	Area / Sq. Ft.
Ground	826.44	8,896
Office	56.78	611
Mezzanine	59.09	636
<b>TOTAL Excl Mezz</b>	<b>883.22</b>	<b>9,507</b>
<b>TOTAL Inc. Mezz</b>	<b>942.32</b>	<b>10,143</b>

## TERMS

The unit is available on a new full repairing and insuring lease with terms to be agreed.

## RENT

£105,000 per annum exclusive.

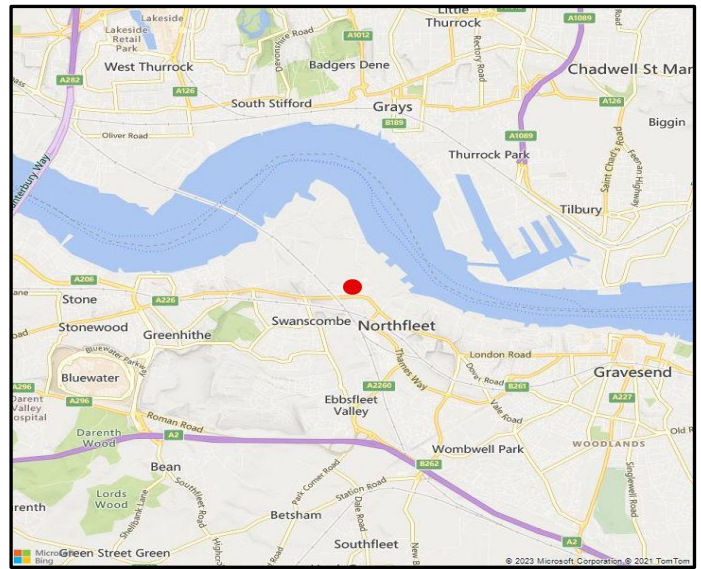
## SERVICE CHARGE

There is a service charge payable for the upkeep, maintenance and management of the roads and services.

## VAT

We are advised the property is elected for VAT and therefore VAT will be payable on the rent and other charges.

## LOCATION PLAN



## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with HMRC Anti Money Laundering regulations, we are legally required to undertake full identity verification checks on all tenants where the rent exceeds 10,000 euros per month. In the event a proposal is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## BUSINESS RATES

As of 1<sup>st</sup> April 2026 Rateable Value - £65,500.

Click on the link below to see the estimated rates payable:

[Rateable Value - R2 Northfleet](#)

## LEGAL COSTS

Each party to bear their own legal and other costs.

## ENERGY PERFORMANCE CERTIFICATE

Band C (61) Valid until 14.12.2033

## PLANNING

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

RICHARD TURNILL

01634 668000/07764 476915

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



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