



OFFICES BEING REFURBISHED WITH PARKING APPROX. 1420 SQ FT (132 SQ M) - TO LET

Rent: £15,000 Per Annum

Denton Wharf
Mark Lane
Gravesend
Kent
DA12 2PL

- River Views
- Car Park to Front
- Ladies/Gents Toilets
- Basement Storage

DENTON WHARF, MARK LANE, GRAVESEND, KENT, DA12 2PL

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

A detached office building providing ladies/gents toilets to the ground floor and storage space.

At first floor are two rooms with river views and kitchen shared with one other tenant.

To the front is a private car park.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor storage	690	64.1
First Floor Offices	730	67.82
TOTAL	1,420	131.92

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£15,000 per annum exclusive plus VAT.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

In the process of being prepared.

Business Rates

We have been unable to locate the Rateable Value. Interested parties are advised to satisfy themselves in this respect.

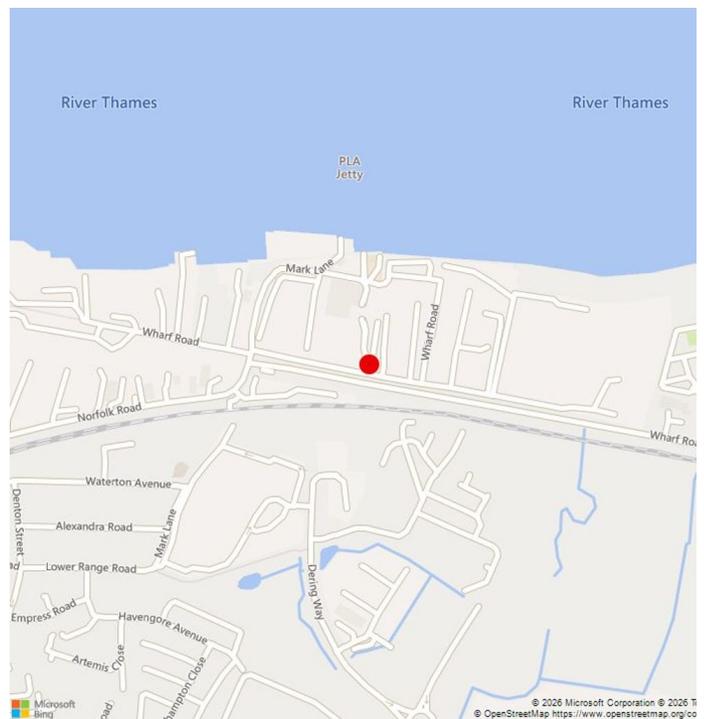
Agents Note

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.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

ib@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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