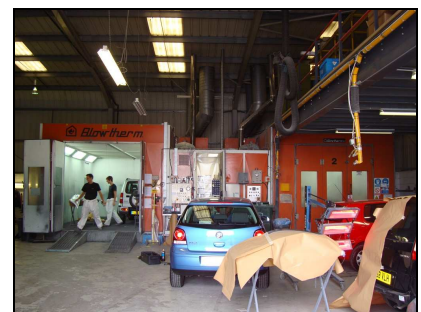
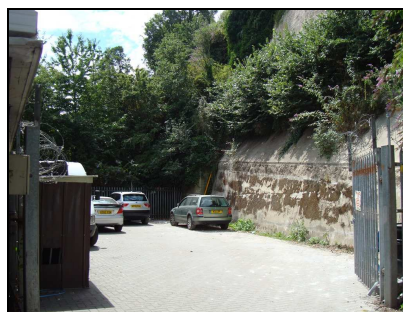
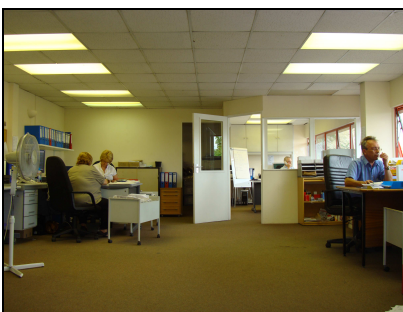


UNIT D1 IMPERIAL BUSINESS PARK WEST MILL, LONDON ROAD, GRAVESEND, DA11 0DG

TO LET 8,794 Sq Ft (817 Sq M) ON 0.56 ACRES (0.23 HA)



DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH 1ST FLOOR OFFICE AND LARGE YARD FOR LOADING/PARKING



LOCATION:

Gravesend is an established town with a 56,000 population (2005) located some 5 miles east of the M25 and 20 miles east of central London. The Town benefits from good road infrastructure with the A2 running just to the south of the Town giving easy access to the M25 and to the motorway network.

The town also benefits from the proximity of the Ebbsfleet passenger terminal which is less than 1.5 miles west of the Town Centre. This gives a journey time of some 19 minutes to London St Pancras. The major Bluewater Shopping Centre is within 3 miles.

Imperial Business Park is situated some 0.5 miles west of the Town Centre and has easy access onto the A2 and onward to the motorway network. Imperial comprises a retail park with household names operating together with a business park element which provides a range of units from starter units to larger warehouse units. Unit D1 is located in heart of the business park element.

DESCRIPTION:

The property comprises a detached industrial unit with first floor offices set on a good sized plot with part set as a gated yard and part set to loading/parking.

The ground floor comprises small reception with stairs leading to first floor with two WCs off leading to two offices and to the main workshop. The offices and reception have been finished to painted plasterwork walls, suspended ceilings with fluorescent lighting and carpet floor cover. The workshop is finished to painted floor with suspended sodium lighting. There is a single loading door. There is an eaves height to the underside of the portal frame of 5.579m.

The first floor is set to small landing with single WC with offices with kitchenette off. The offices are mainly set out to open plan with two cellular offices. These are finished to the same standard as the ground floor. Heating is via panel radiations from a central heating system & air conditioning unit. There are double glazed windows.

Externally there are 33 allocated car parking spaces together with a gated rear yard.

ACCOMODATION:

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Area Basis, as set out down below:

FLOOR	Area (Sq Ft)	Area (Sq M)
Ground	7,653	711
First	1,141	106
TOTAL	8,794	817

- We have scaled the area of the site from the title plan to 0.56 Acres (0.23 HA)
- In addition there is a 324 sq ft mezzanine above the welfare/WC's of the workshops.

PLANNING:

All interested parties should make their own planning enquiries to Gravesham Borough Council on 01474 564422.

FEATURES:

- Popular well established industrial Estate
- Modern business unit
- Detached industrial unit with first floor office
- Large yard with 33 allocated car spaces more with double parking
- Opportunity to create secure yard subject to necessary consents
- TO LET- immediately available

SERVICES:

All mains services are available - TBC

BUSINESS RATES:

All interested parties should make their own enquiries to Gravesham Borough Council on 01474 564422 regarding current business rates.

TENURE / TERMS:

TO LET on a new lease - terms to be agreed. Rent on application.

ENERGY PERFORMANCE CERTIFICATE:

The landlord has been informed that an Energy Performance Certificate (EPC) should be obtained for the subject property. Where an EPC is not displayed with the marketing details for the subject property, please contact the agent to confirm the current status.

**VIEWINGS BY APPOINTMENT WITH THE AGENT
DAVID M^cMEEKING OR EMMA HANDSCHUH
M^cMEEKING CHARTERED SURVEYORS**

01892 536381