



THAMES WAY, GRAVESEND, DA11 9QL

- Minimum Eaves Height 18ft
- Secure Site
- Prominent frontage to A2260
- Site Area – 2.3 Acres
- 5 Loading Doors
- Ready for Occupation

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



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LOCATION

The property is situated on Thames Way (A2260/A260), Gravesend which is part of the new trunk road to the south west of Gravesend town centre locally linking the Imperial Retail Park (0.5 miles) and beyond that the town centre (1 mile) with the established Springhead industrial estate and the A2 to the south (1.5 miles) and with the international train station at Ebbsfleet to the west (1.5 miles) and beyond that the Crossways Business Park and the QEII bridge (6 miles).

DESCRIPTION

The property is situated within approximately 2.3 acres of land along the Thames Way. The site's boundary is protected by 6-7 foot palisade fencing, there are bollard protected double steel gates at the entrance and the site has a tarmac forecourt and parking area and concreted yards to the side and at the rear to the boundaries, offering a secure yard.

The building is a modern steel portal frame industrial unit of steel cladding construction under a steel profile roof. The industrial unit was purpose built as a builders' merchant in 2003 with 18ft eaves. There are 5 loading doors on the side elevation and a single roller shutter with a protected and secured yard to the short front elevation.

Internally the building is fitted out with a trade showroom at the front, with glazed elevations protected by roller shutter doors, under suspended ceilings, secure loading area and administrative offices and WCs. Towards the middle there is a mezzanine storage area and the rear is divided, by way of jumbo stud partitioning. The main warehouse benefits from high level sodium lighting.

ACCOMMODATION

From measurements taken on site in accordance with the RICS Code of measuring practice (6th Edition), we calculate the property comprises the following net internal floor areas

Floor	Size – SQ M (GIA)	Size – SQ FT (GIA)
Ground Floor	1,998	21,507
Mezzanine	152	1,635
Total	2,150	23,142

Site Area 2.3 acres

TENURE

HEADLEASE: The property is held under full repairing and insuring terms subject to a schedule of condition.

TERM: The lease is for a period of 25 years from until the 30th January, 2006 until 30th January 2031. There is a tenant only break on the lease in January 2021 subject to 12 months written notice.

RENT: The passing rent is £175,000 pax.

The rent is subject to fixed uplifts as follows;
31 January 2011 – 30 January 2016 - £193,214
31 January 2016 – 30 January 2021 - £213,324
31 January 2021 – 30 January 2026 - £235,537
31 January 2026 – 30 January 2031 - £260,041

TERMS

The property is available as an assignment of the current lease at terms to be agreed.

VAT

All prices, premiums and rents etc. are quoted exclusively of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

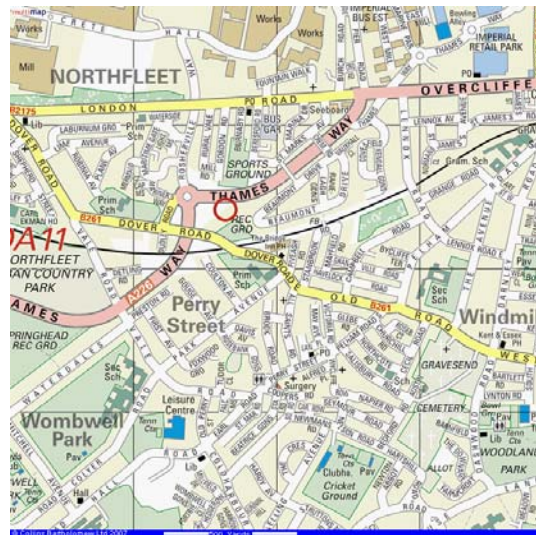
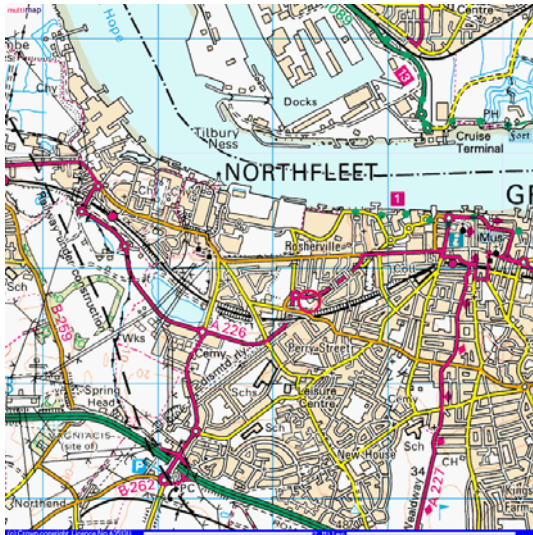
FURTHER INFORMATION

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LOCATION PLAN



Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.





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Thames Way,
Gravesend,
DA11 9QL

FIND
PROFESSIONAL MAPPING INTELLIGENCE

Scale	1:1,250
Date	24/06/10

Ordnance Survey