

# Business Unit To Let

**CORE**  
COMMERCIAL  
01892 834483



**Unit F3**  
**Northfleet Industrial Estate**  
**Lower Road**

**NORTHFLEET**  
**Kent DA11 9SW**

## Location

The property is 3 miles from junction 1a of M25 and 0.7 mile from Ebbsfleet international station, on the established Northfleet Industrial Estate with access off Lower road and A226 Galley Hill Road.

## Description

A mid terrace steel portal framed workshop with brick and insulated profiled steel elevations. 10% roof lights. 18 ft eaves height. 3 phase power. Gas heater. Roller shutter access. Ground and first floor integral offices with kitchen.

**Secure fenced concreted yard.**

Ground 2,378  
First Office 239

**2,617 sqft**

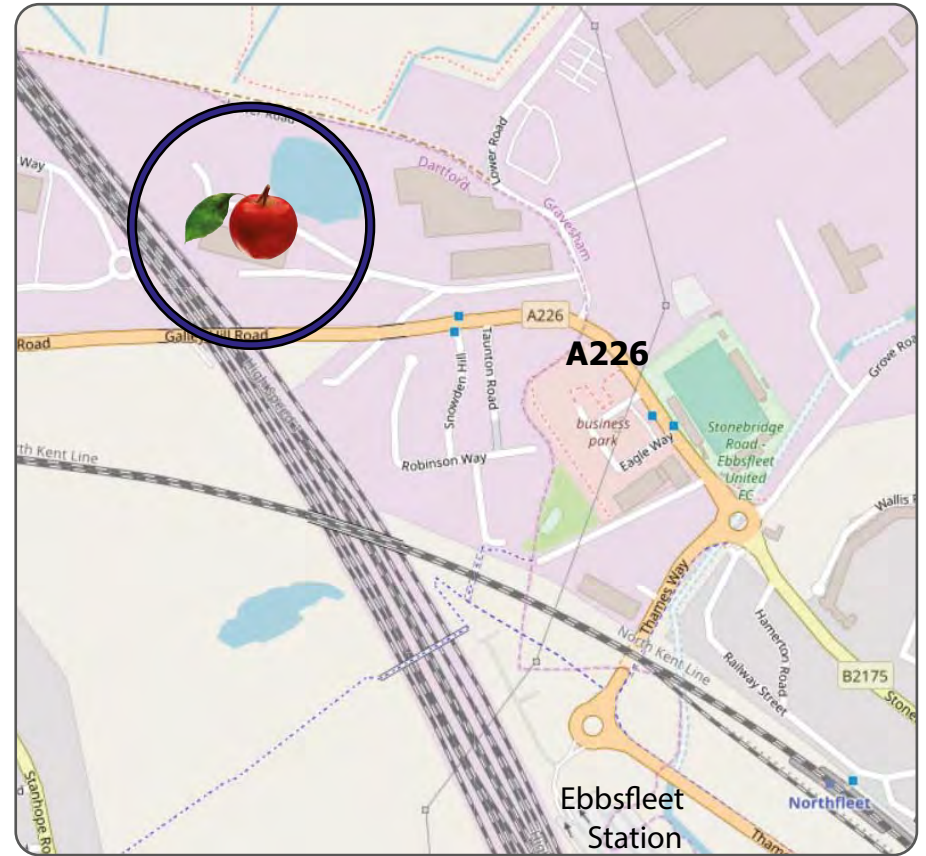
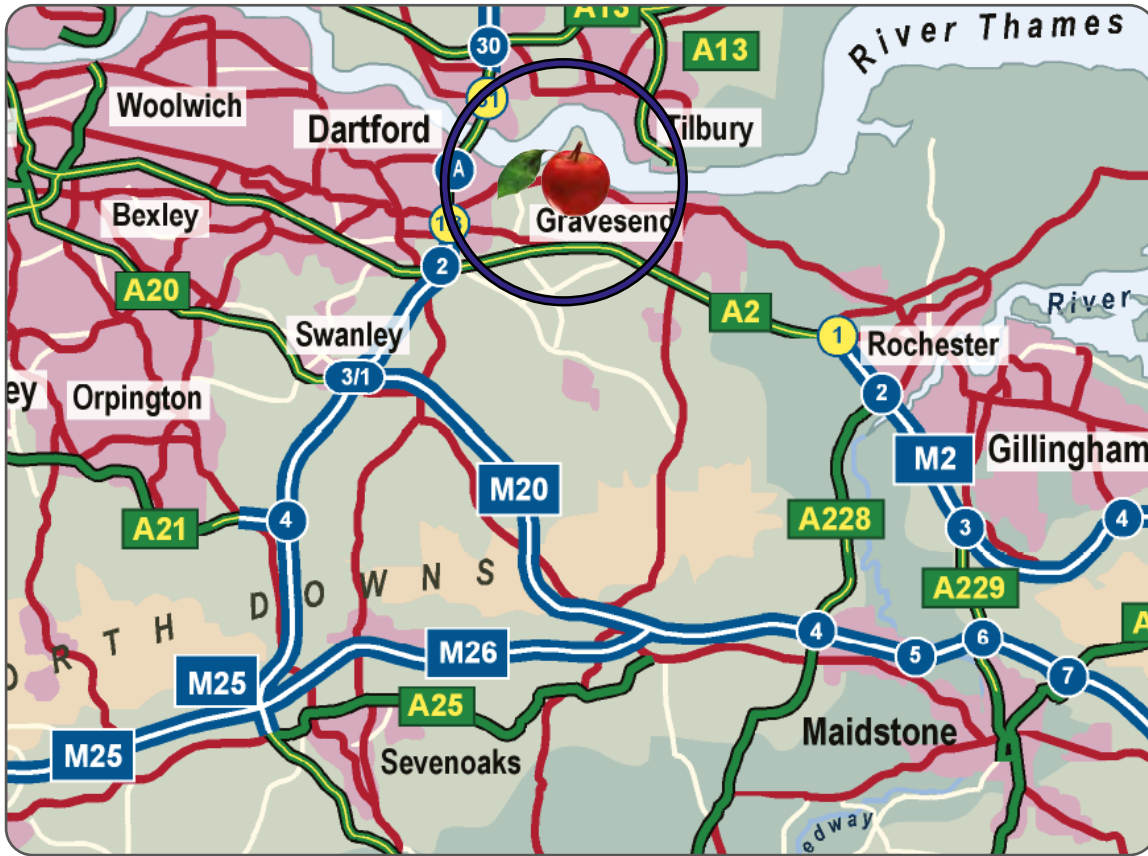
Mezzanine 1,600 sqft

## Terms

To Let at **£35,000** pa plus vat. Rates payable 2019/20 £11,907 (Rateable Value £24,250)



**2,600 sqft**




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