

Industrial

B - 10 | Lion Business Park

📍 Dering Way, Gravesend, DA12 2DN

B - 10 | 1,615 sq ft

Industrial unit

Lion Business Park comprises of very modern industrial space built to a high specification. The estate offers 22 industrial and warehouse units arranged over 4 terraces. These units provide flexible space that is suited to a wide range of uses. Our current occupiers include South East Cost Ambulance Service and Metro Mechanical Services. The estate is fenced with 24 hour security and a gated entrance.

Lease Type

New



✔ Unit Summary

- Premier Industrial Location
- Flexible Space
- Well Maintained Estate
- Secure Estate
- Car Parking
- WC facilities

View Floor Plans →

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£25,600.00	£15.85
Rates	£8,568.00	£5.31
Maintenance Charge	£3,700.00	£2.29
Insurance	£323.00	£0.20
Total Cost	£38,191.00	£23.65

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

B - 10 | Lion Business Park

 Dering Way, Gravesend, DA12 2DN



Location

Lion Business Park is highly accessible lying 13 miles east of the M25 Motorway.



Road

The estate lies 2 miles from the A2 providing an immediate connection to Junction 1 of the M2 Motorway and later connections to the M25 and M20 Motorways.



Airport

Gatwick Airport lies 40 miles to the south-west of the estate and is within a 45 minute drive time.



Rail

The estate lies 2 miles from the A2 providing an immediate connection to Junction 1 of the M2 Motorway and later connections to the M25 and M20 Motorways.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (47)



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

Follow us



Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169
7554