

# **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
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## Unit Summary

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

View Floor Plans  $\rightarrow$ 



	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.woa.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.

For more info please visit: <u>unit.info/UIP0100385</u>

## +440 808 169 7554

## B - 10 | Lion Business Park

P Dering Way, Gravesend, DA12 2DN





### **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



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

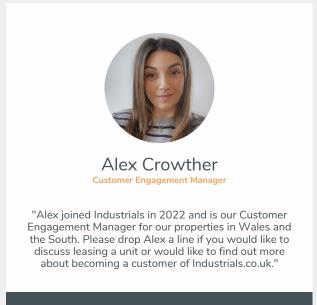


The estate lies 2 miles from the A2 providing an immediate connection to Junction 1 of the M2 Motorway and later connections to the M25 and M20 Motorways.

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.

#### **Key Contact**





+440 808 169 7554