



# 125

— YEARS OF —

**Lambert  
& Foster**



**UNIT 2, 100 WHITEHILL ROAD  
SOUTHFLEET, GRAVESEND, KENT, DA13 9NA**

**TO LET: £6,000 PER ANNUM**



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& Foster**

## LOCATION:

The property is located in a rural but accessible area close to the villages of Longfield (0.9 miles), Southfleet (1 mile) and New Barn (2.2 miles).

The property lies approximately 1.7 miles south of the A2 and 2.9 miles from the M25/A2 junction, offering excellent transport links. Longfield has a mainline railway station providing direct services to London Victoria (less than 1 hour) and Rochester/Chatham (15 to 20 minutes).

## DESCRIPTION:

The property is a good-sized storage unit consisting of a single room measuring approximately 630 sqft. Access is provided via a secure, solid metal pedestrian door which opens onto a concrete ramp, providing convenient access for loading and unloading.

The unit does not have a designated parking space, however vehicle access for loading and unloading purposes will be permitted.



## FLOOR AREA:

	Sq m	(sqft)
<b>Total</b>	<b>58.5</b>	<b>630</b>

Measurements are approximate

## TERMS:

Available for immediate occupation

Lease terms: flexible

Security deposit: three months rent

Use: storage only

Repairs: internal repairing lease

Legal costs: each party to pay their own legal costs

Landlord will insure with no premium to be recovered from tenant

## GENERAL:

**Services:** Electricity on a sub metered supply, water and wastewater for W/C and basin only

**Parking:** No parking, only loading and unloading

**Local Authority:** Dartford Borough Council

**Rateable Value:** N/A

**EPC:** N/A

## VIEWING:

Strictly by appointment

Ellie Chappell - 01435 873 999

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**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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