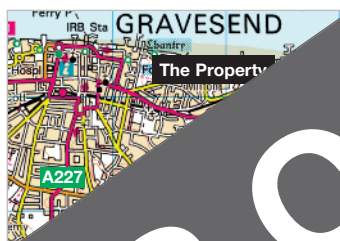


Gravesend

- **Modern Freehold Multi-Let Industrial Estate Investment**
- Comprises 22 industrial and showroom units totalling 4,983 sq m (53,640 sq ft) on a 6.27ha (15.5 acre site)
- Tenants include South East Coast Ambulance Service & Apple MG
- Total Current Rents Reserved
£373,355 pa



Tenure
Freehold.

Location

Gravesend is situated on the Thames Estuary, some 26 miles south-east of Central London, and serves a population of some 51,000. The town enjoys good road communications being on the A2/M2, linking to the M25 some 6 miles to the west.

The property is situated to the east of Gravesend town centre, in an industrial location on Dering Way, which provides direct access to A226 to the south.

Occupiers close by include Comma Oil and Chemicals (opposite).

Description

The property is arranged to provide 19 modern industrial units which benefit from loading doors, eaves height of 6.9m and parking to the front. Fronting Dering Way are 3 showroom/office units, 2 of which are presently used as car showrooms.

In addition the property benefits from open land currently used as storage, and may lend itself to future development subject to all necessary consents.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation Not Inspected by Allsop, Areas F			Current Rent £ p.a.	Next Review/ Reversion
A1	Apple MG	Ground/First Floor Total	421.97 sq m	(4,542 sq ft)	£30,000 p.a.	Rent Review 2019
A2	New Star Door Controls Limited	Ground/First Floor Total	402.08 sq m	(4,328 sq ft)	£32,460 p.a.	Rent Review 2019
A3	Mr Mark White & Julie White (t/a Metro Properties)	Ground/First Floor Total	670.02 sq m	(7,212 sq ft)	£33,000 p.a.	Rent Review 2020
B4, B6, B7, B8 & B11	Various	5 industrial units			Sold off on 5	
B5	Mr Mark White (t/a Metro Properties)	Ground Floor	150.04 sq m	(1,615 sq ft)	15 years from 01.08.2015. Rent review at the 3rd anniversary to 2.5% per annum compounded. Break clause at the end of year 5	Rent Review 2020
B9	South East Coast Ambulance Service NHS Foundation Trust	Ground Floor	150.04 sq m	(1,615 sq ft)	15 years from 23.06.2014. Rent review at the 3rd anniversary to 2.5% per annum compounded. Break clause any time after 5 years	Rent Review 2019
B10	All 4 One Finance UK Ltd	Ground Floor	150.04 sq m	(1,615 sq ft)	5 years from 01.08.2015. Rent review at the 3rd anniversary to 2.5% per annum compounded. Break clause at the end of year 5	
C12	Axon de Smart Trading Ltd	Ground Floor	226.96 sq m	(2,443 sq ft)	5 years from 01.05.2015. Rent review at the 3rd anniversary to 2.5% per annum compounded.	
C13	Riverside Garage Ltd	Ground Floor	226.96 sq m	(2,443 sq ft)	9.5 years from 01.02.0216. Rent review at the 3rd anniversary to 2.5% per annum compounded. Break clause at the end of 3rd year	
C14	BME Concern (now t/a Ripples Foundation UK Ltd)	Ground/First Floor Total	242.94 sq m	(2,615 sq ft)	10 years from 13.11.2012. Break clause at the end of year 5	
D15	Alpha Medical Renovations Ltd	Ground/First Floor Total	340.77 sq m	(3,668sq ft)	15 years from 14.08.2015. Rent review at the 3rd anniversary to 2.5% per annum compounded. Tenant break clause every 2nd year	
D16	MJ Fire Safety Ltd	Ground Floor	226.96 sq m	(2,443 sq ft)	5 years from 04.09.2015. Rent review at the 3rd anniversary 2.5% per annum compounded. Break clause at the end of year 2.	
D17	Dentalserve.net Ltd	Ground/First Floor Total	412.77 sq m	(4,443 sq ft)	15 years from 14.05.2014. Rent review at the 3rd anniversary to 2.5% per annum compounded. Break clause every 5th anniversary	
D18	Dinamo Dental Solutions Ltd	Ground/First Floor Total	453.92 sq m	(4,886 sq ft)	15 years from 25.12.2012. Rent review at the 3rd anniversary to 2.5% per annum compounded. Break clause every 5th anniversary	Review 2020
D19	Bulks Gym Ltd	Ground Floor	226.96 sq m	(2,443 sq ft)	15 years from 21.09.2015. Rent review at the 5th anniversary to 2.5% per annum compounded. Break clause every 5th anniversary.	Review 2020
D20	Parker Office Furniture Ltd	Ground Floor	226.96 sq m	(2,443 sq ft)	3 years from 01.07.2015. Rent review at the 2nd anniversary to 2.5% per annum compounded. Break clause at the end of the 1st year.	Review 2017
D21	Crime Concern Prevention Services Ltd	Ground Floor	226.96 sq m	(2,443 sq ft)	13 years from 01.04.2012 Rent review yearly adjustments	
D22	Crime Concern Prevention Services Ltd	Ground Floor	226.96 sq m	(2,443 sq ft)	Break clause at any time with 12 months' notice	
Land	Various	Storage Land/Containers			6 x Rolling leases with 1 months' written notice	
		Total	4,983.32 sq m	(53,640 sq ft)	Total £373,355 p.a.	
					£7,800 p.a. (annualised) (5x £1,200) (1x £1,800)	