

Industrial

# D - 15 | LION BUSINESS PARK

Dering Way, Gravesend, DA12 2DN



## D - 15 | 3,668 SQ FT

Industrial Unit with Office

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. Unit D15 provides a 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

- Office Accommodation
- 24 Hour Access
- Premier Industrial Location
- Flexible Space
- Car Parking
- WC Facilities

### £ Occupational Costs

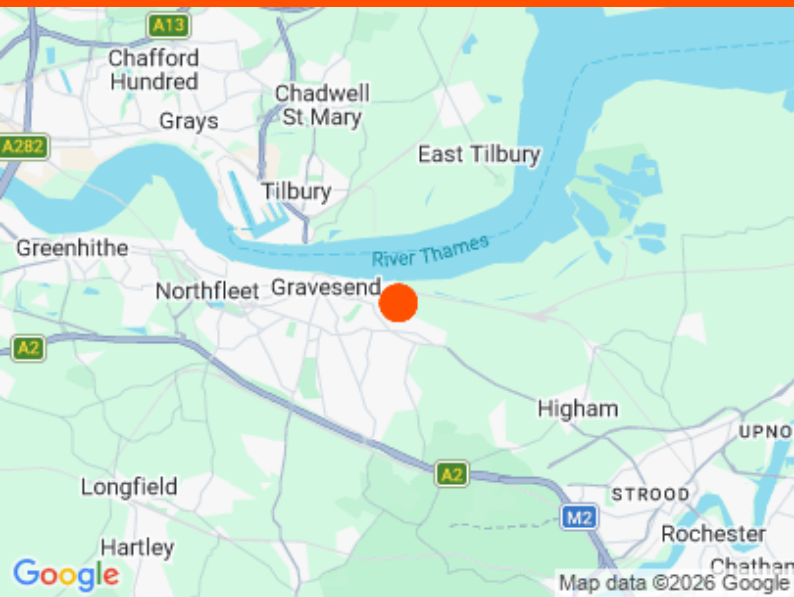
|                    | Per Annum         | Per Sq Ft     |
|--------------------|-------------------|---------------|
| Rent               | £53,900.00        | £14.69        |
| Rates              | £12,420.00        | £3.39         |
| Maintenance Charge | £8,300.00         | £2.26         |
| Insurance          | £733.60           | £0.20         |
| <b>Total Cost</b>  | <b>£75,353.60</b> | <b>£20.54</b> |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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## Location

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



Road  
M25: 10 miles



Airport  
Gatwick: 40 miles



Rail  
Gravesend Railway: 3 miles

## 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       | Contact us now to arrange a viewing.   |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | B (40)   |



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## Key Contact



**Alex Winter**

Customer Engagement Manager

"Alex joined Indurent 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 indurent.com."



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For more info please visit: [unit.info/UIP0100390](https://unit.info/UIP0100390)

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