

5B SANDPIT ROAD, DARTFORD, KENT DA1 5BU



Photos of adjacent unit



**GROUND FLOOR
WORKSHOP/WAREHOUSE SPACE
1,610 SQ. FT. (150 M²)**

TO LET

LOCATION

The property is located on Sandpit Road, approximately 0.5 miles to the north west of Dartford town centre. J1A, M25 is approximately 1.5 miles to the east. Mainline railway services and high speed one services are available from Dartford train station.

- Dartford train station – 0.5 mile
- Nearest bus stop – 50 metres
- Blackwall Tunnel – 10 miles
- Canary Wharf – 12 miles
- City Airport – 9 miles
- Tower Bridge – 15 miles

DESCRIPTION

The property comprises a ground floor unit of concrete floors suitable for a variety of uses. Salient features of the property are as follows:-

- Secure gated yard
- Suitable for storage or workshop use
- 3 phase power supply
- Self-contained WC
- 24 hour/7 day access
- 3 allocated parking spaces
- Sectional loading warehouse door
- Available Summer 2019

ACCOMMODATION

The property has the following gross internal areas:-

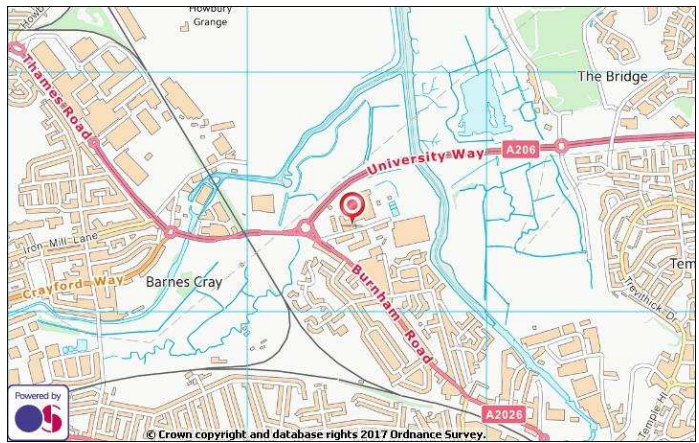
Ground Floor	1,610 sq. ft.	(149.55 m ²)
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TERMS

The property is available on an inclusive rent basis at £27,750 per annum.

The quoted rent includes business rates, buildings insurance, light, heat, power, water, drainage, communal area cleaning, office waste disposal, window cleaning, maintenance and management charge.

LOCATION PLAN



SERVICE CHARGE

Inclusive within the rent.

BUSINESS RATES

Inclusive within the rent.

EPC

Energy Performance Asset Rating – D (96).

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

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2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

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