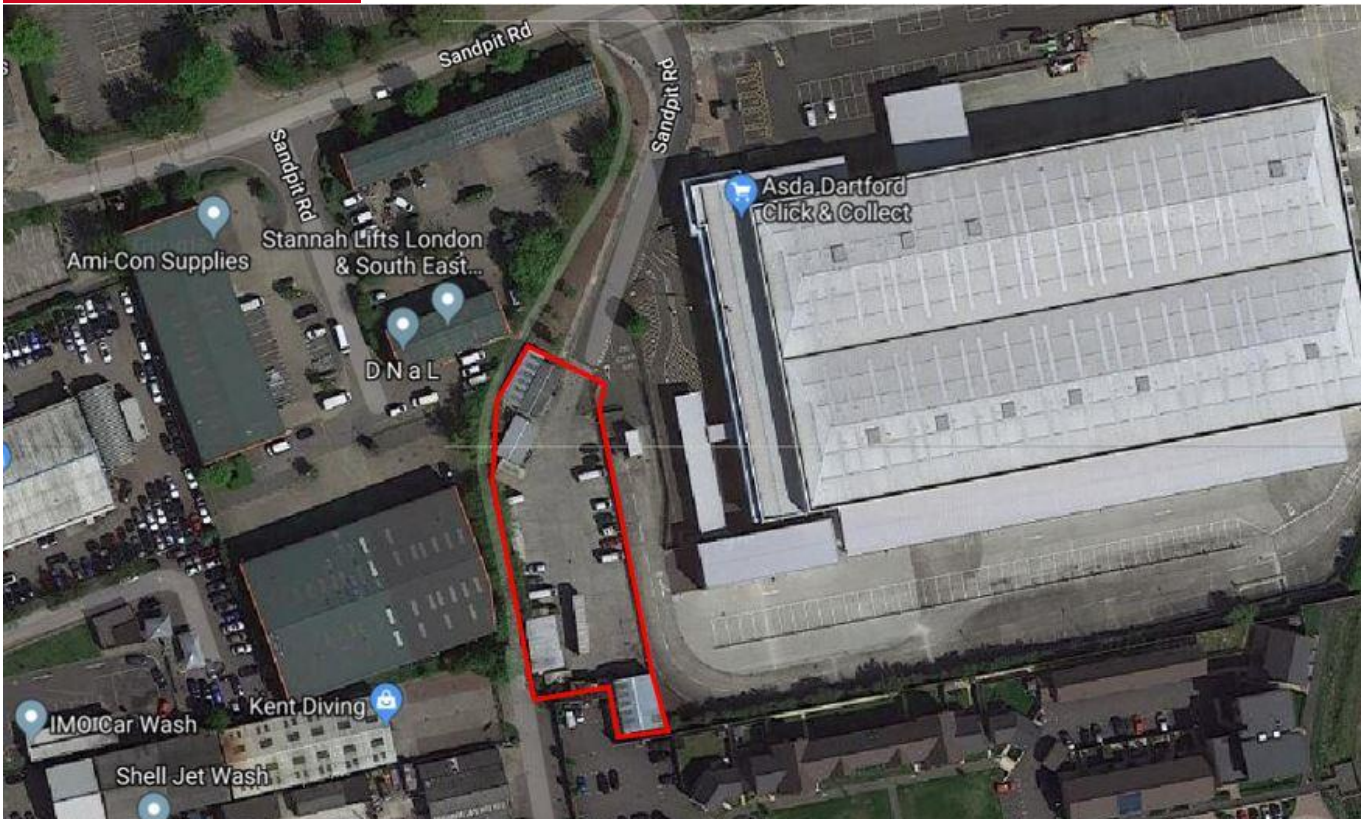


# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY****TO LET**

## **PRIORY WORKS, SANDPIT ROAD, DARTFORD, DA1 5BU**

### **CONCRETE YARD OF 0.5 ACRE WITH SEPARATE WORKSHOP AND SITE OFFICE**

- **RARELY AVAILABLE**
- **FULLY FENCED SECURE YARD**
- **SEPARATE WORKSHOP AND OFFICE BLOCK**
- **3 PHASE POWER**
- **DRAINAGE & MAINS WATER**
- **GOOD ACCESS TO A206/JUNCTION 1A M25**
- **ESTABLISHED INDUSTRIAL LOCATION**

### **LOCATION**

Priory Works is located to the south of Bob Dunn way / University Way and is accessed off Sandpit Road which is on the northern side of the A2026 Burnham Road.

The site is strategically located north of Crayford / Dartford which links to the M25 at the Dartford Crossing (junction 1a) approximately 2 miles to the east with Erith, Belvedere and Woolwich to the west. This is an established industrial area which is situated 1 mile from the national mainline railway station at Dartford.

### **DESCRIPTION**

The Property comprises an rectangular shaped concreted yard which is fully fenced and benefits from a small workshop building and temporary office buildings both with power and water. The property provides a rare opportunity to rent a fully serviced yard.

**WELL PLACED****PROPERTY ADVISORS**

## PRIORY WORKS, SANDPIT ROAD, DARTFORD DA1 5BU

**CONCRETE YARD OF 0.5 ACRE WITH SEPARATE WORKSHOP AND SITE OFFICE**

### ACCOMMODATION

FLOOR	SQ FT	SQ M
<b>PRIORY WORKS</b>		
Workshop	1,485	138.00
Office		
<b>TOTAL</b>	<b>1,485</b>	<b>138.00</b>
Site Area	0.5 acres	

### TERMS

The property is offered to let on a new lease, terms to be agreed.

### RENT

£95,000 per annum exclusive.

### RATEABLE VALUE

We understand the property has a rateable value of £16,000. Interested parties are advised to contact Dartford Borough Council for advice on exact rates payable.

### VAT

We are advised that the property will be subject to VAT.

### PLANNING

The property has been used for the maintenance and storage of HGVs and is suitable for a variety of use within class B1 and B8.

Interested parties should satisfy themselves as to their proposed use by making their own enquiries of the Planning Department at Dartford to ensure their proposed use is permissible prior to submission of an offer.

### LEGAL COSTS

Each party to pay their own legal costs.



### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been requested and will be available shortly.

## CONTACT

For further details on these and many other available properties please contact:

**SOUTH EAST LONDON & KENT 01322 524860**  
21 Bourne Road, Bexley  
Kent DA5 1LW



**Richard Clements**  
020 3141 3621  
r.clements@glenny.co.uk



**Andy Hughes**  
020 3141 3622  
a.hughes@glenny.co.uk

AK0110015 03 May 2019

Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Maps are reproduced under © Crown Copyright 2010. All Rights reserved.

Licence number 100020449.



ARCHITECTURE



ASSET & PROPERTY  
MANAGEMENT



BUILDING  
CONSULTANCY



BUSINESS  
SPACE AGENCY



INVESTMENT



PROFESSIONAL  
SERVICES



RESIDENTIAL  
DEVELOPMENT



REGENERATION &  
INFRASTRUCTURE



RESEARCH