



WAREHOUSE / INDUSTRIAL UNIT

Preliminary Particulars

TO LET – AVAILABLE Q1 2019



Key Benefits

- 6m clear internal height
- Single 5.5m level access loading door
- Lighting to warehouse
- Separate male & female WC facilities
- Double glazed windows to office
- Gas central heating to office
- Ample car parking spaces
- Separate yard and parking areas
- To be refurbished

**UNIT 2, NEWTONS COURT, CROSSWAYS BUSINESS PARK,
DARTFORD, KENT DA2 6QL**

15,044 sq ft (1,398 sq m)

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UNIT 2, NEWTONS COURT, CROSSWAYS BUSINESS PARK, DARTFORD, KENT DA2 6QL

LOCATION

Crossways Business Park is strategically located close to Junction 1a of the M25 (approximately 0.5 miles) and the Dartford Crossing, providing good access to the national motorway network. Crossways is the largest mixed use business park on the M25 and Newtons Court is accessed from the roundabout junction of Galleon Boulevard with Anchor Boulevard.

DESCRIPTION

The property comprises a modern semi detached warehouse/industrial unit constructed around a steel portal frame with part brick and blockwork, part profile metal clad elevations.

The pitched roof incorporates translucent light panels and the unit benefits from first floor offices constructed to a high standard. Segregated office staff car parking is located to the southern side of the building with loading to the level access up and over sectional shutter door via the yard on the opposite side of the building. Following refurbishment the offices will consist of open plan space to first floor

EPC

The EPC Rating is D (81).

ACCOMMODATION

	FT ²	M ²
Warehouse with WCs & Ancillary	12,420	1,153.88
First Floor Office & WC	2,624	243.75
TOTAL	15,044	1,397.63

TERMS

Available on new full repairing and insuring lease terms.

RENT

On application.

BUSINESS RATES

The Rateable Value is £133,000.



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Chartered Surveyors