

**FOR SALE — EXISTING D1 PROPERTY**



**Former Resource Centre, St Ronans View, Dartford, Kent DA1 1AE**



- Existing D1 property
- 47 car parking spaces
- Passenger Lift
- Suitable for Office Use STP

- 5,440 sq ft (506 sq m) GIA
- On-Site Play Area
- Residential Development Opportunity STP



# SECURE YARD WITH OFFICES & STORE ON 1 ACRE SITE



## Location

The property is situated in an elevated position fronting East Hill (A226) adjacent to the Grace Outreach Church and the Livingstone Hospital, approximately a mile south west of Dartford Town Centre which benefits from an extensive range of retail, and recreational facilities.



The property is well located with excellent road connections to the A2/A225 and the M25 with J1 approximately 1.5 miles to the east serving Central London and the South East.

Dartford mainline station provides a regular train service into London Bridge, Charing Cross, Victoria & Cannon Street in 45-50 minutes.

## Description

The property comprises a modern 2 storey building of brick construction beneath a pitch tiled roof built in 1996 that sits on a rectangular site that extends to approximately 0.6 acres (0.25 ha).

The property is accessed from the rear via St Ronans View and benefits from a low site coverage that currently provides excellent parking for approximately 47 cars together with outside play space.

Internally the property offers flexible space that includes day rooms, offices, consulting rooms, classroom and stores with a kitchen, male, female and disabled W/C facilities on both floors.

## Planning

The property benefits from an existing D1 use granted under planning consent DA/96/00429/FUL with a later consent for additional car parking granted under DA/07/0169/COU.



The property is suitable for a number of uses within class D1 including medical and health uses, places of worship, day nursery, education and training centres. In addition the property could, subject to obtaining the necessary planning consents, be suitable for redevelopment for either residential or office uses.



## Areas

Approximate Areas as follows :

Floor	Sq Ft	Sq M
Ground Floor	2,780	258.28
First Floor	2,660	247.03
<b>TOTAL</b>	<b>5,440</b>	<b>505.29</b>

## Tenure

The property is available Freehold and is subject to any existing rights, reservations and obligations.

## Guide Price

Offers in the region of £1.6M

## Services

We understand that all mains services are available at the property, however the condition or capacity has not been tested by the agent.

## Viewings

All viewings are strictly by prior appointment only. Please contact the agent for further details.

## VAT

We are advised that VAT is applicable.

## EPC

0420-0233-4549-4029-2096 C(59)

## Further Information

Further information is available upon request via a Drop Box account.

This information will include the following: location plan, site plan, floor plans, title summary and land registry titles, planning appraisal, energy performance certificate, photographs.

## Enquiries:

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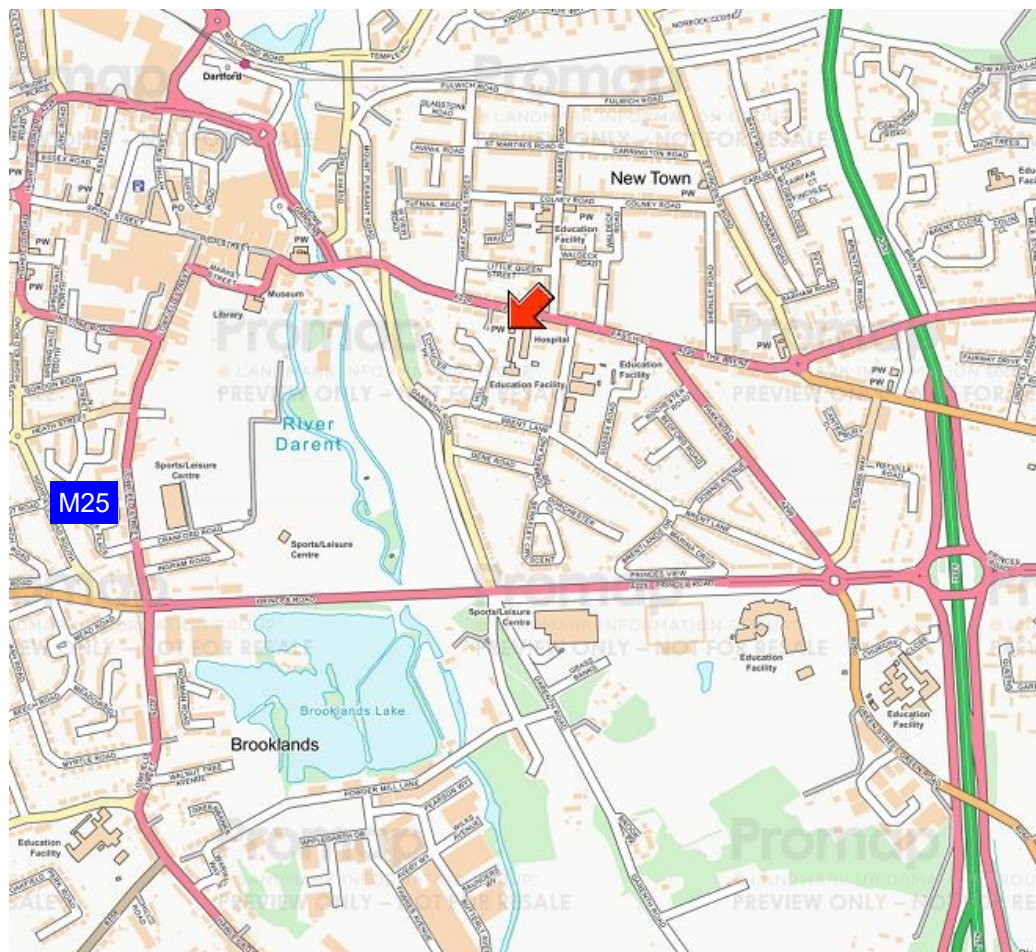
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For further information please contact

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