

COPPER HOUSE GREEN,
LOWFIELD STREET,
DARTFORD DA1 1HJ

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smith

Bellway

New build commercial units available in Central Dartford on a long lease hold, virtual freehold basis.

Copperhouse Green is an excellent opportunity to take on a long leasehold, virtual freehold on one of three remaining commercial units on Bellway's attractive, new 549 home development in Dartford Town Centre.



For further information please contact:

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LOCATION

Copperhouse Green is a 10 minute walk to Dartford train station, which provides a range of services into London and Kent. The A282 (M25) is just 1.5 miles away by car and the A2 is less than 2 miles away.

Dartford will also directly benefit from the proposed £6bn Lower Thames Crossing, which will create a new bridge over the River Thames and create 3 new junctions on the M25, significantly easing congestion around the current crossing.

Train Journey Times from Dartford

Bexleyheath	10 mins
Sidcup	11 mins
Gravesend	14 mins
Rainham	43 mins
Charing Cross	40 mins
London Blackfriars	49 mins
London Victoria	52 mins
Luton (Direct)	110 mins

Road Distances

Bexleyheath	4 miles
Sidcup	7.5 miles
Gravesend	8.4 miles
Rainham	10.5 miles
Central London	18.2 miles



DESCRIPTION

Copperhouse Green is Bellway's vibrant new mixed-use development in Central Dartford comprising 549 new residential units and four commercial units. The scheme is exceptionally positioned to take advantage of Dartford's excellent amenities, green spaces, and transport connections.

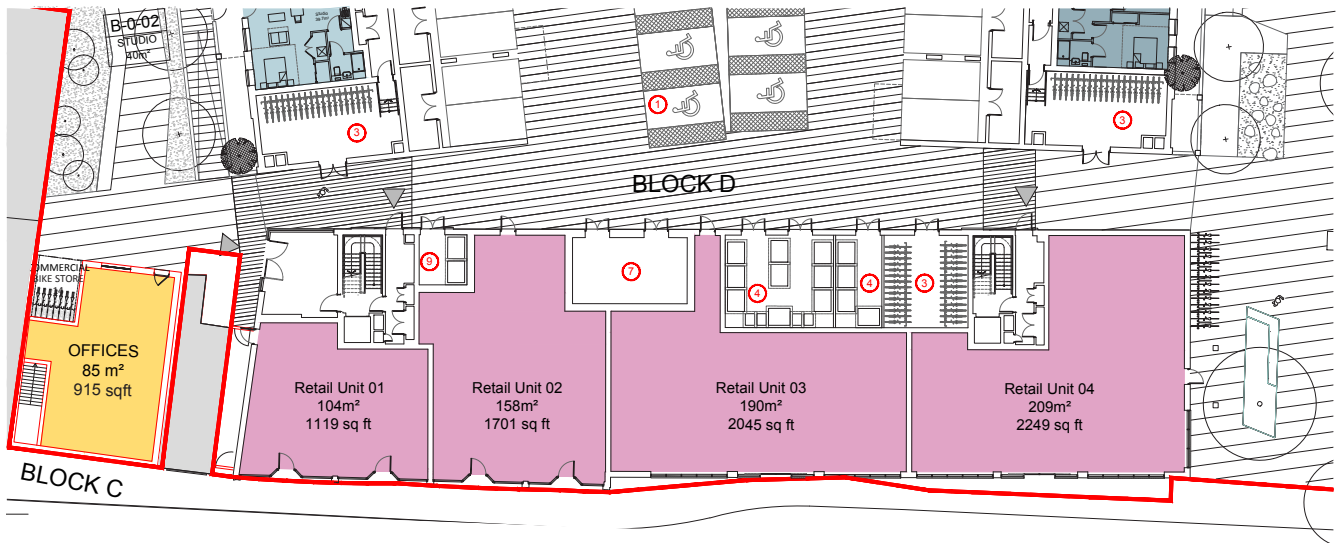
The commercial units will benefit from excellent foot traffic, owing to a heavily pedestrianised town centre and the 26 acres of riverside and landscaped gardens on offer in Dartford's Central Park, which is conveniently located just behind the development. In addition, to the units providing immediate amenity offerings to the 700 new dwellings, the units will capture demand from the amenity starved neighbourhoods south of Dartford town centre.

A DEVELOPMENT BY BELLWAY

Bellway has been building throughout the UK for 70 years, creating outstanding properties in desirable locations. During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service, from the site location, to the design of the home and the materials selected, Bellway ensure that their impeccable attention to detail is at the forefront of the build process. Bellway create developments which foster strong communities and integrate seamlessly with the local area.

AREA SCHEDULE

Unit	GIA sq m	GIA sq ft
1	106.49	1,146.25
2 (SOLD)	158.42	1,705.22
3	193.83	2,086.37
4	213.10	2,293.78



PLANNING

The proposed shop units have the benefit of planning consent for uses falling within Classes A1, A2 and A3 of the Use Classes Order.

The units will be delivered in “shell” form with capped-off services and glass shop fronts installed. Tenants will be responsible for their own fitting out.

TERMS

The units to be sold virtual freehold on new 999 year leases.

Consideration may be given to letting the units on new full repairing and insuring leases subject to covenant strength and lease term.

PRICE/RENT

For enquiries on the virtual freehold, the units are available at £325 per square foot.

For enquiries on the long leasehold, the units will be available on new effective full repairing and insuring leases for a term to be agreed subject to upward only rent reviews at five yearly intervals and at a rent of £25.00 per square foot.

ESTATE CHARGE

Each of the units will contribute towards the estate charge of the development. Further details on request.

VAT

The purchase price (or rent) will be subject to VAT at the prevailing rate.

BUSINESS RATES

Business rates are yet to be assessed. Interested parties are advised to make their own enquiries to the Dartford Borough Council Business Rates department.

EPC - To be completed.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction. The prospective tenant/purchaser is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

VIEWING

Strictly by prior appointment with via the sole selling agents.

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BRAY FOX SMITH

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