

TO LET

UNIT 20 APPLGARTH DRIVE,
DARTFORD, KENT DA1 1JD

3,649 sq ft (339 sq m)



- Industrial / Warehouse unit
- 1 mile J1b M25 approximately 15 miles from Central London
- 24 hour on site security with CCTV coverage
- Available on a new lease

LOCATION

The Questor Estate is located off Hawley Road (A225) approximately 1 mile west of junction 1b of the M25. Dartford town centre is approximately 1 mile to the north with its comprehensive shopping facilities and main line railway station.

DESCRIPTION

The subject property comprises a terraced industrial unit of steel frame construction with first floor office. Externally there is parking on the forecourt area.

The property benefits from the following:-

- Approx 7m eaves height
- Insulated loading door
- 3 phase power supply
- First floor office with air conditioning
- Car parking and loading area
- Available Spring 2020

ACCOMMODATION

(Approximate Gross Internal Areas)

	Sq ft	Sq m
GF Warehouse /		
1F Office	3,649	339
Total	3,649	339

TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

RENT

£13.50 per sq ft.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

EPC

EPC Rating D-80.



BUSINESS RATES

The property is assessed for Business Rates as follows: -
Warehouse and Premises £26,000

Please contact Dartford Borough Council (01322 343434) for further information regarding confirmation of the actual rates liability.

VAT

Will be applicable to rents and other outgoings on the estate.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through the joint sole agents.



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Misrepresentation Act 1967:

Altus Group (UK) Ltd and Watson Day for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.

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Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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