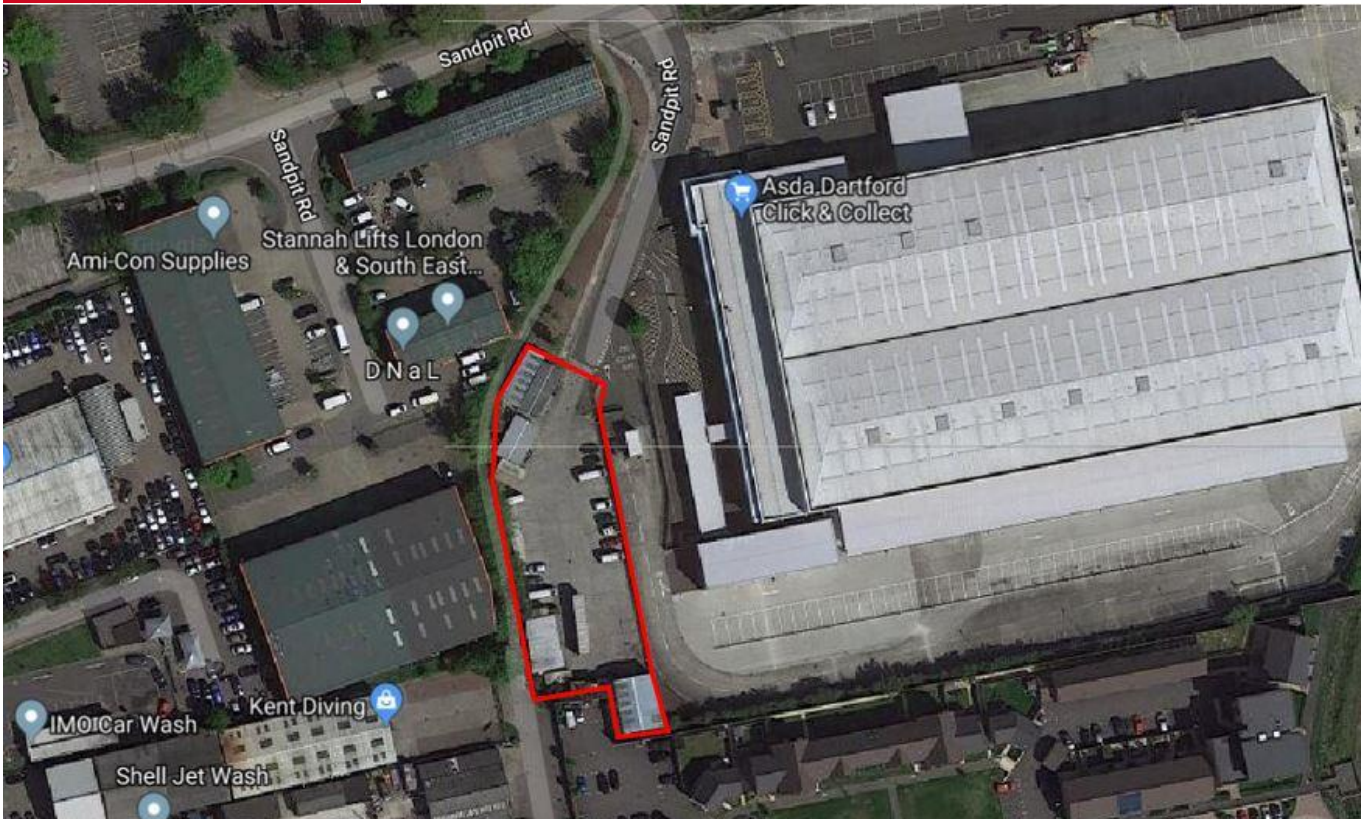


INDUSTRIAL

**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
PRIORY WORKS		
Workshop	1,485	138.00
Office		
TOTAL	1,485	138.00
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:

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AK0110015 12 April 2019

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