



INDUSTRIAL PREMISES

TO LET



Key Benefits

- Portacabin welfare facilities
- Secure self-contained site of 0.61 acres
- A range of secure workshops / storage units
- Power
- Floodlighting

**FORMER LANDSCAPE CONTRACTORS DEPOT WITH
SECURE YARD AND PARKING**

**WILMINGTON HALL FARM, COMMON LANE,
DARTFORD DA2 7DF**

5,054 sq ft (469.51 sq m)
on a secure self-contained site of 0.61 acres

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On the instructions of



Offices at:

Central London **M25 North/Hertford** **M25 East/Dartford** **M25 South/Reigate** **M25 West/Heathrow** **Midlands/Birmingham** **North West/Manchester**

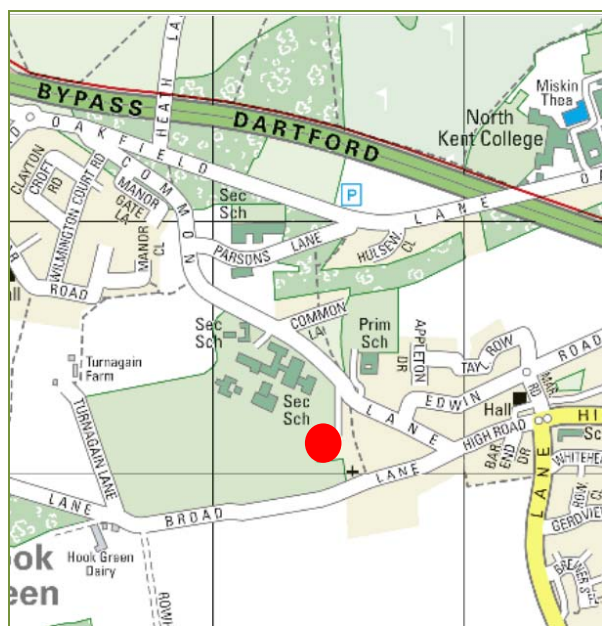
Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



WILMINGTON HALL FARM, COMMON LANE, DARTFORD DA2 7DF

LOCATION

The property is located just off Broad Lane in Wilmington approximately 1.5 miles away from the A2 Dartford Heath Interchange which provides easy access to Junction 3 of the M25 motorway.



DESCRIPTION

The property which was formerly a landscape services depot comprising a large secure site of a mainly hardstanding surface with a range of storage / workshop units and portacabin office / welfare facilities.

The workshops are of concrete portal frame construction below a pitched roof incorporating translucent roof lights and benefit from ten manual roller shutter doors, suspended strip lighting and 2.8m eaves height.

Adjacent to the workshops is a canopied storage area.

Externally the buildings sit on a large fenced site totalling circa 0.61 acres.

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M ²
Workshops	3,398	315.67
Portacabin	318	29.54
Canopied Storage	1,338	124.30
TOTAL	5,054	469.51

RENT

The property is available as a whole at the quoting rent of £51,500 per annum exclusive of all other outgoings on a term to be agreed.

RATES

We understand that the Rateable Value in the 2017 Rating List is £23,750. Interested parties are however advised to make their own enquiries with Dartford Borough Council.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

TBC.

EPC

Energy Performance Asset Rating – D100 & D109.

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Chartered Surveyors