

TO LET

**UNIT 3A WILKS AVENUE, QUESTOR,
DARTFORD DA1 1JS
AVAILABLE AUGUST 2020
5,550 sq ft (515.60 sq m)**



- Industrial / Warehouse Unit
- 1 mile J1b M25 approx 15 miles from Central London
- 24 hour on site security with CCTV coverage
- Large loading door (5.4 x 5.4 m)
- 6.50 m eaves height

questor

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 mid terrace unit of steel construction with first floor offices. Externally there is parking to the forecourt area.

The property benefits from the following salient features:-

- 6.5m eaves height
- 3 Phase power supply
- 5.4m up and over shutter door
- First floor offices
- 24 hour CCTV
- Generous concrete forecourt
- On site security

ACCOMMODATION

(Approximate Gross Internal Areas)

	Sq ft	Sq M
GF Warehouse	4,819	447.7
First Floor Office	<u>731</u>	<u>67.9</u>
Total	5,550	515.6

TERMS

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

RENT

£13 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 C-66.



BUSINESS RATES

The property is assessed for Business Rates as follows:-

Workshop and Premises £42,000

Please contact Dartford Borough Council (01322 343434) for further information in regard to 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:

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

2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.

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

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