



TO LET

FULLY FITTED VEHICLE SERVICE CENTRE | SUITABLE FOR ALTERNATIVE B1C/B8 USE

23 QUADRANT COURT, CROSSWAYS BUSINESS PARK, DARTFORD, KENT, DA9 9AY



SUMMARY

- Fully fitted vehicle service centre.
- Suitable for B1C/B8 use subject to consents.
- Located on the established Crossways Business Park.
- Immediately fronting A206, Crossways Boulevard.
- Good sized loading apron and parking areas.
- Built accommodation extends to 760.5 sq m (8,186 sq ft)

LOCATION

The property is situated fronting the established Quadrant Court and immediately fronting the A206, Crossways Boulevard. The A206 heads in a westerly direction linking to junction 1A of the M25 motorway whilst heading east towards the town of Swanscombe. Bluewater shopping centre and Ebbsfleet International Station are within a short distance as are Greenhithe and Stone Crossing railway stations.

The estate accommodates a number of national operators including Tool Station, ScrewFix, Brewers, City Electrical Factors and Howdens Joinery. Within the wider area, there is an ASDA supermarket, various fast food outlets, three hotels with fitness, conference and restaurant facilities.

ACCOMMODATION

The approximate floor areas can be broken down as follows:

Accommodation	Sq m	Sq ft
Ground Floor		
Workshop/Reception/Ancillary Accommodation	588.13	6,331
First Floor		
Open Plan Office/Ancillary Accommodation	172.29	1,855
TOTAL	760.42	8,186

DESCRIPTION

The property was constructed in 2007 of block and steel sheet elevations below a steel sheet roof built around a steel portal frame. The unit benefits from a high quality ground floor office/reception as well as further first floor office space. The workshop is accessed via an electronically operated loading door, benefits from 7.5 meter eaves height, 3 phase mains power and all mains services.

At present the facility is arranged as a fully fitted former franchised vehicle repair workshop and currently retains the workshop equipment which can be made available by separate negotiation. This includes a dedicated MOT bay with four post lift, rolling road/brake test and the usual MOT diagnostic equipment together with a further four Rotary 2 post, 3.5 tonne lifts. There is also an exhaust extraction system, tyre fitting and balancing equipment, oil distribution and compressor facilities.

Also at ground floor level there is a staff mess room and works WC facilities whilst there are further staff WC facilities at first floor level.

The property would also be suitable for alternative light industrial or distribution purposes whereby the workshop equipment will be removed.

There is an extensive loading apron to the front of the property which provides car parking spaces for approximately 22 vehicles.





FURTHER INFORMATION

For further information and viewings, please contact sole agents, Colliers International:



Anthony Keohane
Tel: 020 7487 1672
Email: Anthony.Keohane@colliers.com



Akhtar Alibhai
Tel: 020 7344 6583
Email: Akhtar.Alibhai@colliers.com

TENURE

The property is held on a 10 year Full Repairing and Insuring lease expiring 6th October 2024. The current rent passing is £82,150 per annum. The workshop equipment is available by separate negotiation.

RATING

The unit is assessed for Business Rates purposes as follows:
Description: Workshop and Premises
Rateable Value: £68,500

ENVIRONMENTAL

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.

LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

SERVICES

We understand all main services are connected however these have not been tested.

VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

EPC

The property has an EPC rating of D-82.
A copy of the certificate can be made available on request.

SERVICE CHARGE

A service charge is payable further information can be made available on request.

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