



MODERN AIR CONDITIONED SECOND FLOOR OFFICES

TO LET

171.00 sq m (1840 sq ft)

WEST HILL HOUSE WEST HILL DARTFORD KENT DA1 2EU

2nd Floor West Hill House West Hill House Dartford Kent DA1 2EU

DESCRIPTION

West Hill House comprises a substantial four storey office building in multiple occupation including a Health Club and gymnasium. The offices are located on the second floor and are currently subdivided with modern demountable partitioning.

FLOR AREA

171.00sq m (1840 sq ft)

AMENITIES

- Passenger lift
- Suspended acoustic ceiling
- Category 11 lighting
- Air conditioning
- Fully carpeted
- Double glazed window
- Kitchen facilities
- Door entry system
- Car parking for 4 cars
- Office furniture available by arrangement

LEASE TERMS

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed

SERVICE CHARGE

Currently based on £4.50 per sq ft per annum.

BUSINESS RATES

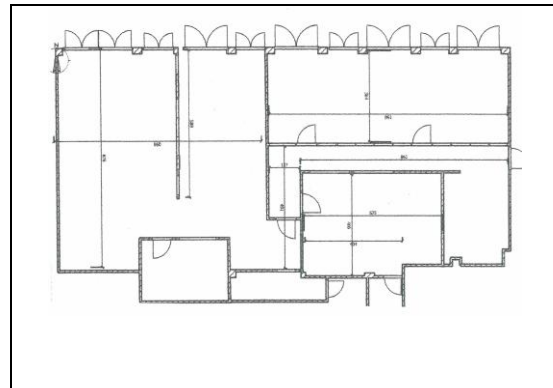
Rateable Value £31,250 at 43.2p in the £
Rates payable £13,500 per annum

VIEWING

By appointment through Cobbs Property Services and courtesy of outgoing Tenant. Contact Robert Ingram 01322 288254 or 07836 345061

LOCATION

The property is conveniently located within walking distance of Dartford Town Centre with shops and public transport. Dartford is a strategic office location, being serviced by Dartford mainline railway station providing access within 30 minutes to central London terminals. Benefiting from good road networks, Dartford is situated on Junction 1B of the M25, Dartford Tunnel and A2/M and M20 motorways, providing access to the Channel Tunnel and Ports



RENT

£33,000 per annum exclusive of business rates and Utilities and service charges

ENERGY PERFORMANCE

Rating 82 D Valid until 28.10.2031

LEGAL COSTS

Each Party to be responsible for their own legal costs

VAT Not applicable

ANTI MONEY LAUDERING

Upon agreeing terms the proposed Tenant will be required to provide sufficient information to comply with Money Laundering Regulations

