

# HUMMERSTONE & HAWKINS

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## FAIRLY SIZEABLE TWO STOREY OFFICE BUILDING



Fairly sizeable two storey office building.

Includes on the first floor a self-contained 2/3 bedroom flat.

Ground floor C. 3418sq ft.  
First floor C. 1,884sq ft.

7 Parking spaces to the front of the building.

Near to A2 / M25, Ebbsfleet International station & Bluewater

Ideal office space or for potential development (stpp).

**152 – 154 London Road**

**Stone, Greenhithe**

**DA9 9JW**

**Tenure: FREEHOLD**

**Asking Price: oieo £850,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Greenhithe is a village in the Borough of Dartford that sits roughly 4 miles east of Dartford and about 5 miles west of Gravesend. .

The subject property occupies a prominent position along one of Greenhithe's main thoroughfares, offering excellent visibility for passing traffic. London Road (A226) serves as a key route linking Greenhithe with neighbouring towns including Swanscombe, Stone and Dartford, making the property well-placed for businesses seeking strong roadside presence.

The surrounding area is a mix of residential neighbourhoods plus a number of independent retailers and a Co-op store. Bluewater Shopping Centre - one of the UK's largest retail destinations - is only a few minutes' drive away, enhancing the wider commercial appeal of the location.

There are good and easy road links to the A2 trunk road connecting to London C. 23 miles to the West, and to the East via the A2 / M2. The Dartford Crossing is within 3 miles of the property.

The property is in close proximity of three mainline trainline stations with Stone Cross and Greenhithe both within easy reach providing regular Southeastern and Thameslink rail services to London, Dartford, Gravesend and beyond. Ebbsfleet International station which is some 5 miles away and has a journey time into London St Pancras of 20 minutes.

The property also benefits from multiple bus routes running along London Road, ensuring strong public transport connectivity for customers and staff.

**DESCRIPTION:**

A fairly sizeable and well-presented two-storey office building which provides C. 5,300sq ft of well-appointed accommodation suitable for a range of commercial and professional uses. The property is arranged over two floors, offering a flexible mix of open-plan office areas, private meeting rooms, staff facilities, storage and ancillary spaces. The property includes toilets and kitchen areas on both the ground and first floors.

Externally, and to the front of the building the property benefits from seven dedicated parking spaces, providing convenient on-site parking for staff and visitors.

At the rear of the building, an external decking area provides an excellent outdoor breakout space. Ideal for staff lunches, informal meetings, or simply enjoying fresh air during the workday.

The property includes at first floor level a 2 / 3 bedroom flat that has its own private entrance at the side of the building. The flat is vacant.

The property presents a strong opportunity for businesses seeking a high-quality office premises with functional layout, good accessibility, and ample parking.

**APPROXIMATE MEASUREMENTS:**

Ground floor: 317.52sq m / 3,418sq ft.

First floor: 175.00sq m / 1,884sq ft.

Flat: 82.00sq m / 883sq ft.

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

**TENURE:**

We are informed the property is freehold.

**EPC:**

The EPC rating of the 152 – 154 London Road is C (Ending December 2035).

The EPC rating for the flat at 152 – 154 London Road is D (Ending December 2025).

**VAT:**

We are informed that the property is **not** elected for VAT.

**RATES:**

We understand from the VOA (Valuation Agency Office) website that the rateable value for the premises is £36,000 per annum. We would advise all interested parties to make their own enquiries with the local rating office to confirm the actual rates payable.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

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