

UNIT 4



SWAN

BUSINESS PARK

Sandpit Road
Dartford
Kent DA1 5ED

Fully refurbished
industrial unit with
generous yard

11,704 sq ft
(1,087.46 sq m)

TO LET



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LOCATION

Swan Business Park is located in a prime industrial location just under 1.8 miles to junction 1a M25 via the A206 dual carriageway. It is also less than a mile north of Dartford town centre with its railway station, bus service and range of restaurants, banks and shops. This is a well established industrial and warehouse location with a range of local and national occupiers including Stannah Lifts, Asda and Moss Electrical.

DESCRIPTION

The property has been comprehensively refurbished throughout and offers high quality, modern business accommodation. The construction is of a steel portal frame with part brick and part profile steel clad elevations. The roof is pitched and constructed of profile metal sheets, incorporating occasional translucent rooflights.



ACCOMMODATION - Gross Internal Areas (GIA)

Warehouse / Production	10,439 sq ft	(969.93 sq m)
First Floor Office	1,265 sq ft	(117.53 sq m)
Total	11,704 sq ft	(1,087.46 sq m)

LEASE: The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT: £12.00 per sq. ft. exclusive. VAT applies.

SERVICE CHARGE: A service charge is payable for the maintenance of the common parts of the estate.

BUSINESS RATES: The estimated rateable value is expected to be circa £71,500. Interested parties are advised to contact Dartford Borough Council in regard to exact rates payable.

