



**Axis House, Thames Road
Dartford DA1 4SL**

**PROMINENT INDUSTRIAL SITE FOR SALE
WILL INTEREST OWNER OCCUPIERS, INVESTORS & DEVELOPERS
(0.54 ACRES)**



Existing Site

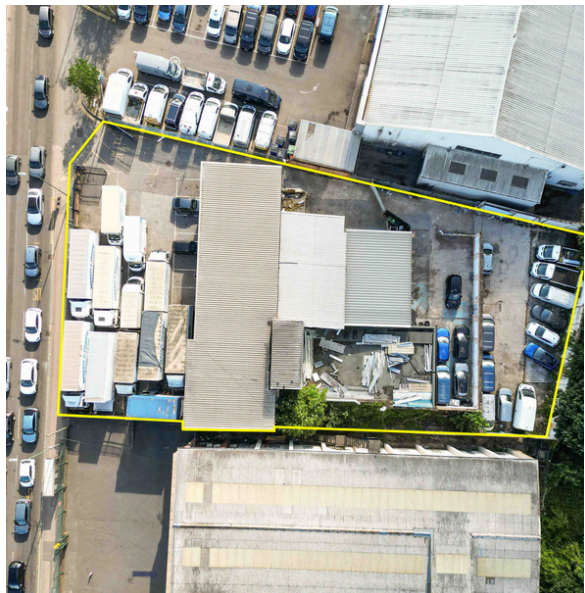
- **Freehold Site Area:** 0.54 acres (23,724sqft)
- **Current Configuration:** The site comprises a warehouse building, 3 adjoining outbuildings, with front yard and parking to the rear
- **Existing Accommodation:** Approx 16,000sqft (NIA)
- **Income:** Site being sold with vacant possession, apart from rear yard, let until 2027 for £25,000pa (shaded in blue on plan)
- **Land Registry Title:** SGL620407



Location

Axis House is prominently positioned on **Thames Road, Dartford**, at the heart of a **well-established industrial and logistics hub**. The site offers direct access to the **A206**, with quick connections to the **A2, M25 (J1a)**, and **Blackwall Tunnel**, enabling efficient routes into **Central London, East London**, and the **wider South East**.

The **Dartford Crossing is just minutes away**, providing vital north-south connectivity via the **M25 corridor**, while **Dartford and Slade Green rail stations** support staff commuting from across London and Kent.



Tenancy

The majority site is occupied by Roberts & Dennys Removals (the vendor) and so will be sold with vacant possession.

There is an existing lease agreement with Ford on the rear of the site who utilise for parking. Terms as follows:

- Tenant - Swale Motors Ltd (Ford)
- Rent - £25,000pax
- Term - 10-years - expiring 2027

The lease is taken outside the provisions of the 1954 Landlord & Tenant Act.

Terms

Guide Price: Offers in excess of £2,000,000 (Reflecting approx £84psf on the site area).

Tenure: Freehold interest for sale, offered with the benefit of:

- Vacant possession on majority of the site
- Short term income on rear yard
- Seller is open to 6-month delayed completion to allow them time to vacate.

Agency: Henshall & Partners are appointed as sole selling agents.



CONTACT US



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