

The logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange trapezoidal shape that tapers to the right.

**SHW**

**MAKING  
PROPERTY  
WORK**  
[SHW.CO.UK](http://SHW.CO.UK)



**FOR SALE**  
DUE TO RELOCATION

**INDUSTRIAL AND WAREHOUSE – 16,666 SQ FT (1,548.27 SQ M)**  
Jolly Farmers Wharf, Thames Road, Dartford, Kent, DA1 4QH

**DESCRIPTION**

The subject property was constructed in the early 1990s and is of steel portal frame construction with elevations of profile metal sheeting under a pitched roof with rooflights providing natural light. The warehouse has gas fired heaters and the clear eaves height to the underside of the haunch is circa 5m whilst to the ridge is circa 9.25m.

**LOCATION**

The subject property is located in an established industrial area situated to the eastern side of the A206 Thames Road approximately 1.5 miles northwest of Dartford town centre and 2 miles west of the M25.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	13,148	1,221.45
First Floor	2,127	197.6
Mezzanine Staff/Office	1,045	97.08
Mezzanine Store	346	32.14
<b>TOTAL</b>	<b>16,666</b>	<b>1,548.27</b>

**AMENITIES**

- Rare freehold
- Self-contained site
- Two roller shutter doors
- Total site area of 0.759 acres
- Low site coverage of approximately 40%

**PRICE**

£3,250,000 freehold.

**RATES**

Rateable value - £155,000 (2023)

**VAT**

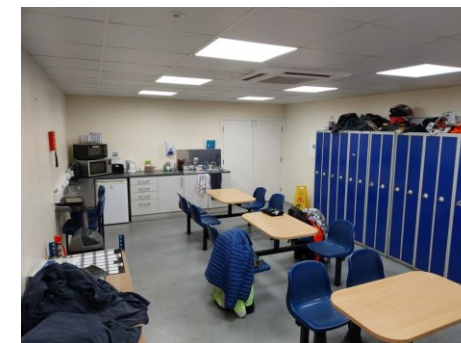
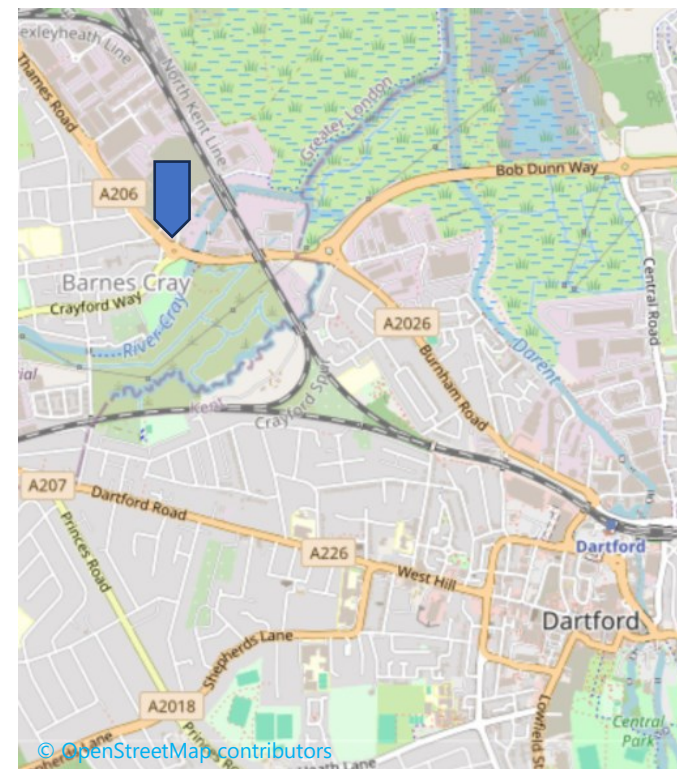
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The EPC for the property is C-65.



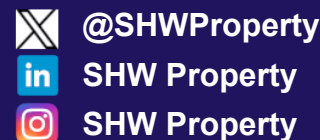
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