

TO LET

Light Industrial Unit

UNIT 2
VICTORIA INDUSTRIAL PARK
DARTFORD
DA1 5AJ

smith
woolley
chartered surveyors



Situation

The premises form part of an established and secure business estate located on the periphery of Dartford Town Centre and within easy walking distance to the railway station. The estate is easily accessible to J1 of the M25 via Victoria Road.

Description

The unit is accessed via a single personnel door and extends to approximately 1,000 sq.ft. on the ground floor and benefits from a mezzanine area of approximately 900 sq.ft. There is an area to the front of the unit for car parking.

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Accommodation

Approx. Gross Internal Area

	sq. m.	sq. ft.
Unit 2	176	1,900

Including mezzanine area

Business Rates

Tenant to be responsible for payment of business rates.

Rateable Value £8,800

UBR (2020/21) 49.9p

Interested parties are advised to confirm these figures with Dartford Borough Council.

Terms

The unit is available by way of a new FRI Lease at a rent of **£12,600 per annum (no VAT)**. Deposit payable. Service Charge payable, details upon request. Fixed water charge of £100 per annum payable.

Services

Mains water and 3-phase electricity are connected to the unit.

Energy Performance Certificate

Full Energy Performance Certificate and Recommendation Report are available upon request. This property has a current EPC rating of 81 (Band D).

Legal Costs

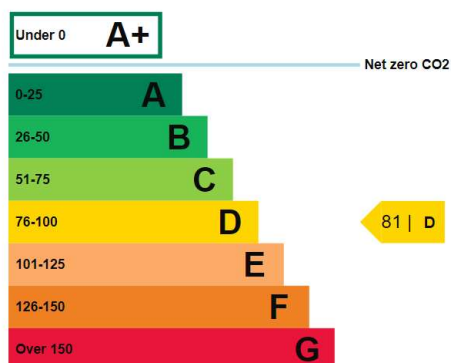
Tenant to contribute £150 plus VAT towards preparation of standard estate lease.

Viewing

Strictly by appointment through these offices.

Energy efficiency rating for this property

This property's current energy rating is D.



For Further Information Contact:

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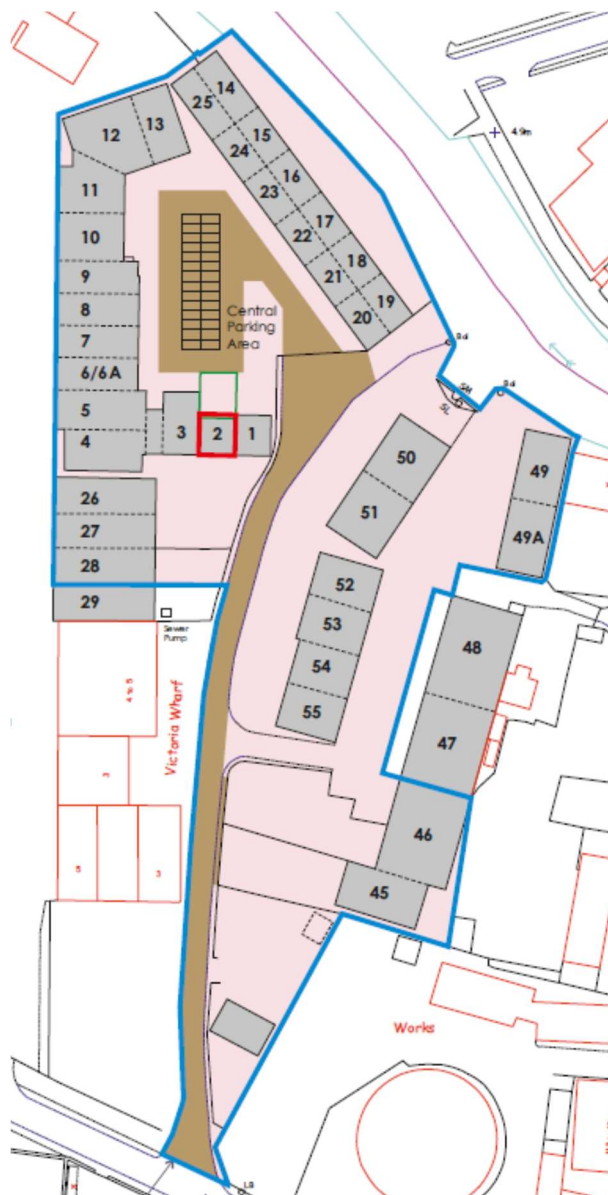
01303 226622

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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

A3148/November 2020



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.