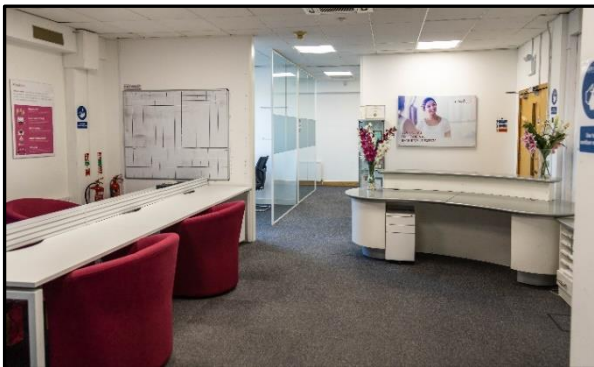




**SUITE G3, FOUNTAIN HOUSE
ANCHOR BOULEVARD, CROSSWAYS BUSINESS PARK
DARTFORD, KENT DA2 6QH**



**SELF-CONTAINED GROUND FLOOR
OFFICE SUITE WITH 3 PARKING SPACES
737 SQ. FT. (68.47 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Fountain House occupies a prominent position at Admirals Park, Crossways Business Park, one of the most accessible business environments within the South East and the largest mixed use business park on the M25. Located next to the QE2 Bridge/Dartford Crossing on Junction 1A of the M25, Crossways has direct connections to the UK motorway network and is also well served by public transport. Major airports, seaports, the Channel Tunnel and Central London are all less than one hour away. Fountain House enjoys an enviable position on Anchor Boulevard directly adjacent to the Crossways Lake with attractive views of the Dartford Bridge. In addition, the building is close to Bluewater Shopping Centre and Ebbsfleet International Station.

DESCRIPTION

The building was constructed in 1995 of framed construction with brick elevations beneath a pitched tiled roof. In 2017, the current owners added a new extension to the rear of the building on both floors which has been built to a high specification. Features include:-

- Reception area
- Mineral fibre ceiling tiles
- Comfort heating/cooling
- Carpeted flooring
- Horizontal blinds to office windows
- Fitted tea point & fridge
- Metal framed double glazed windows
- Male and female WC facilities on each floor
- Disabled WC and shower facility
- Excellent parking

ACCOMMODATION

Ground floor office suite 737 sq. ft. (68.47 m²)

3 allocated parking spaces

TERMS

The suite is available on a new lease for a term to be agreed.

RENT

£1,450 pcm exclusive.

VAT

We understand the property is elected for VAT.

LOCATION PLAN



SERVICE CHARGE

There will be a service charge to cover standard Cat 5 cabling, buildings insurance and building maintenance and is exclusive of VAT.

Electricity will be recharged.

The landlord has a broadband facility available at a cost to be agreed.

ENERGY PERFORMANCE CERTIFICATE

A new EPC has been commissioned and will be available shortly.

BUSINESS RATES

Rateable Value £18,750.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

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2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

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- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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