



## Second Floor Lakeview East

Galleon Boulevard, Crossways Business Park, Dartford, DA2 6QE

### Self-contained office suite

**5,487 sq ft**  
(509.76 sq m)

- Second floor modern office accommodation
- Dedicated car parking
- VRF air-conditioning
- Full access raised floors
- Passenger lift
- Car parking 1:204 sq ft
- Fully fitted kitchen area

## Summary

<b>Available Size</b>	5,487 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	The suite is not currently separately assessed and interested parties are therefore advised to make their own enquiries with the local authority.
<b>Service Charge</b>	There will be a service charge to cover the cost of the common parts and maintenance of the estate.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The offices are located on the second floor of this modern office building with views overlooking Cotton Lake. Access is via a shared entrance and lobby area. The offices are to a high standard with raised accessed floors, suspended ceiling, air-conditioning, kitchen facility and some partitioned meeting rooms.

## Location

Lakeview East is located on Crossways Business Park just off Junction 1A of the M25 close to Bluewater Shopping Centre and the Dartford Crossing.

The park has excellent transport facilities including a Fastrack bus service linking with Ebbsfleet International Station and Dartford and Gravesend town centres. There are two railway stations, Greenhithe and Stone Crossing on the Gillingham to London line (40 minutes to central London). Ebbsfleet International Station is approximately 3 miles to the east with an approximate journey time into central London of 17 minutes.

Crossways contains a range of other facilities including 3 hotels, The Wharf pub, ASDA supermarket with filling station, Costa Coffee and lakeside cafe. Other office occupiers on Crossways include Bellway Homes, Laing O'Rourke, Regus and Mazda.

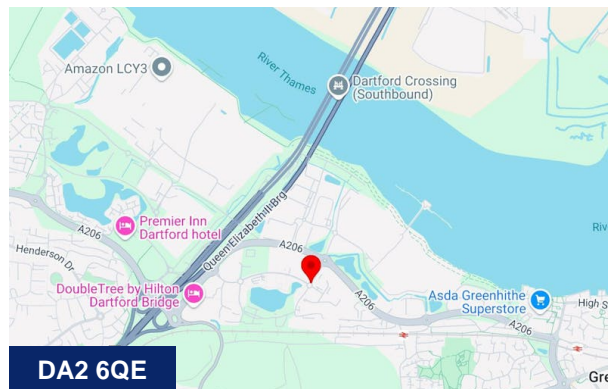
## Accommodation

The accommodation comprises the following approximate IPMS 3 areas:

Name	sq ft	sq m
2nd - Floor Office Suite	5,487	509.76
<b>Total</b>	<b>5,487</b>	<b>509.76</b>

## Terms

The property is available to let on full repairing and insuring terms.



## Viewing & Further Information



### Stephen Richmond

01322 285588 | 07771 900 682  
Stephen.Richmond@Ryan.com



### Chris Birch

01322 285 588 | 07976 681 951  
Christopher.Birch@Ryan.com

### David Clews (Clews & Co.)

01789 740 666 | 07808 479234  
davidclews@clewsandco.co.uk