



SHW

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LANGDALE
ASSOCIATES
PARKING ONLY

TO LET

OFFICE – 868 SQ FT (80.64 SQ M)

First Floor Christopher House, 663-675 Princes Road, Dartford, DA2 6EF

DESCRIPTION

The available office space is within a larger commercial complex which fronts Princes Road.

The self-contained office suite has recently benefitted from an extensive refurbishment to include a new air conditioning system.

LOCATION

The premises are conveniently located off Salisbury Road, which connects to Watling Street within a 3 minute drive of junction 1b of the M25, offering good access to London and the South East.

Ebbsfleet International Station and Bluewater Shopping Centre are also within a short drive.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
1st Floor Office	868	80.64

AMENITIES

- Air-conditioning
- Kitchenette
- Separate male & female WCs
- Generous on-site car parking
- Suspended ceiling with recessed LED lighting
- Perimeter trunking
- Available February 2026

RENT

On application.

TERMS

The suite is available by way of a new lease on terms to be agreed.

RATES

Wef April 2023. Interested parties are however advised to make their own enquiries with the local authority.

SERVICE CHARGE

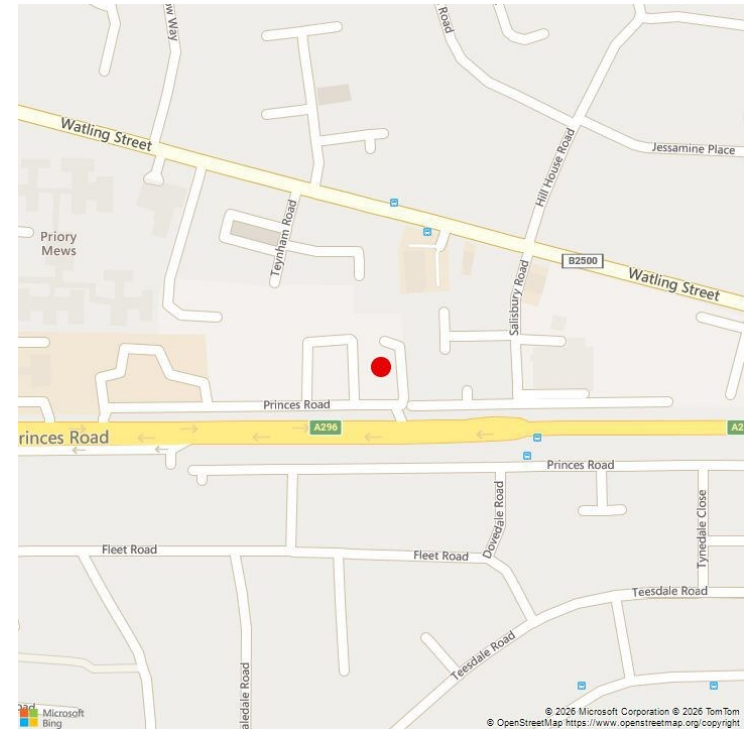
A service charge is levied by the Landlord to cover the cost of maintenance of the common parts and main structure of the building.

VAT

VAT will be chargeable on the terms quoted.

EPC

The EPC rating of the property is D(81).

**VIEWINGS – 01322 285588**

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