

BUSINESS UNITS ON SMALL POPULAR ESTATE - TO LET



Swanscombe Business Centre, 17 London Road, Swanscombe, Kent, DA10 0LH

From 540 sq ft (50.2 sq m)
(See over page for current availability)

- ▶ Allocated car spaces
- ▶ Visitor parking
- ▶ Units for light industrial and office use, subject to availability



Location

Swanscombe Business Centre is on the northern side of the A226 London Road, roughly equidistant from Dartford to the west and Gravesend to the east. Swanscombe BR station is nearby; and Junction 1 of the M25 is approximately 5km away, providing good access to the national motorway network.

Description

A range of light industrial/business units within the modern Swanscombe Business Centre development. The Centre is located on London Road with good access to M25/A2/M20/Dartford Crossing/Queen Elizabeth Bridge/Ebbsfleet International Rail Station/Swanscombe Rail Station. There is dedicated on-site parking for the units. No motor trade uses.

Availability:

May 2025:-

Unit 9 - 540 sq ft - £9,000 per annum exclusive

Unit 16 - 1,000 sq ft - £15,000 per annum exclusive

Unit 18 - 1,200 sq ft - £16,000 per annum exclusive

Rates

For information regarding business rates please visit Gov.uk.

Service Charge/Other Outgoings

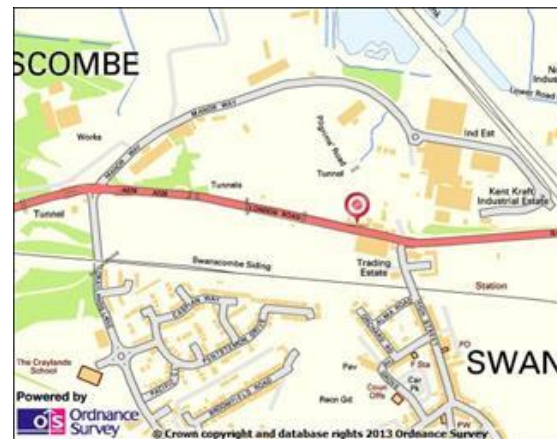
A service charge is payable to cover a proportion of the cost of cleaning, maintaining and upkeeping the exterior and common parts, and generally managing the estate. It also includes the costs of water supply, sewerage disposal and rubbish collection. Current service charge is approx £375 per quarter.

VAT

Rent and service charge payments are subject to VAT.

EPCs

Available on request.



Viewing

By appointment, please contact:

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