

**19 VICTORIA INDUSTRIAL PARK  
VICTORIA ROAD  
DARTFORD, KENT DA1 5AJ**



**MID-TERRACE INDUSTRIAL UNIT  
WITH STORAGE MEZZANINE  
1,302 SQ. FT. (120.9 M<sup>2</sup>)**

**TO LET**

## LOCATION

The estate is situated on Victoria Road approximately 1 mile as the crow flies from Junction 1a M25. Dartford mainline railway station is approximately 0.8 miles and provides direct access to Charing Cross, London Bridge and Cannon Street and the town centre shopping facilities are within walking distance.

For location, click line or copy and paste into your browser.

<https://w3w.co/strain.gets.trips>

## DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of steel frame construction with part brick part profile steel cladding to the exterior and full height blockwork walls internally. Salient features:-

- Roller shutter loading door 3.5m Wide and 3.0m High
- Separate personnel door
- Natural light via translucent roof panels
- Strip lights
- 3 phase power
- Kitchen facilities & WC
- Storage mezzanine
- Parking spaces to the front of the unit
- Private Industrial Estate

## ACCOMMODATION

Gross Internal Areas as follows:-

Ground Floor	926 sq. ft.	86.0 m <sup>2</sup>
Mezzanine	376 sq. ft.	34.9 m <sup>2</sup>
<b>Total</b>	<b>1,302 sq. ft.</b>	<b>120.9 m<sup>2</sup></b>

## LEASE

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£15,000 per annum exclusive

## VAT

The property is not elected for VAT.

## SERVICE CHARGE

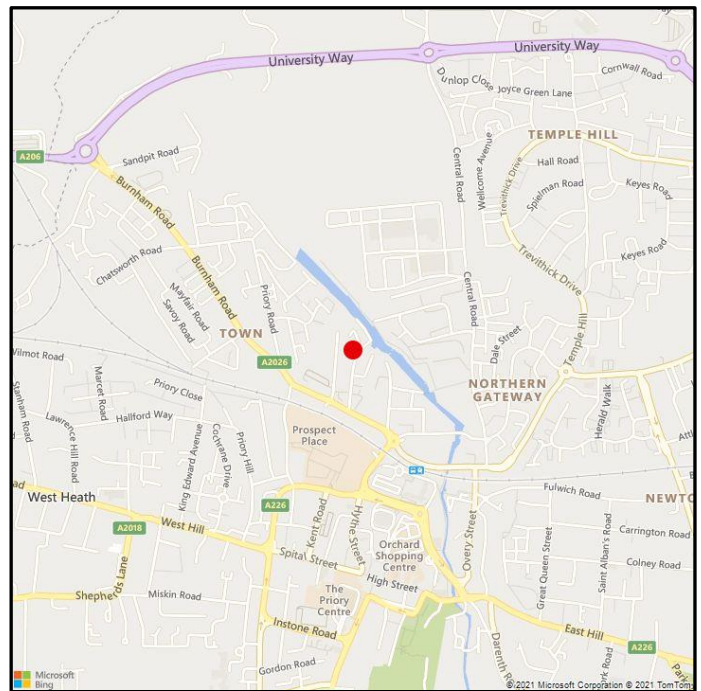
A service charge is payable for the maintenance of the common parts of the estate, this includes nighttime security.

## BUSINESS RATES

From 1<sup>st</sup> April 2026 the Rateable Value is £13,000.

Interested parties are advised to contact Dartford Borough Council regarding exact rates payable.

## LOCATION PLAN



## BUSINESS RATES

From 1<sup>st</sup> April 2026 the Rateable Value is £13,000.

Interested parties are advised to contact Dartford Borough Council in regard to exact rates payable.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Band D (80). Valid until 13/03/2033.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## VIEWING

Strictly by appointment via the sole agents:-

## WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01322 475940 / 07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

Ciaran Dewar

01322 475940 / 07523 171307

[ciarandewar@watsonday.com](mailto:ciarandewar@watsonday.com)

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

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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



**01322 475940**