

TO LET

UNIT 2 AVERY WAY, QUESTOR, DARTFORD DA1 1JZ

2,562 sq ft (238 sq m)



Industrial / Warehouse Unit

1 mile J1b M25 approx. 15 miles from Central London

24 hour on site security with CCTV coverage

Available Autumn 2020

questor

LOCATION

The Questor Estate is located off Hawley Road (A225) approximately 1 mile west of junction 1b of the M25. Dartford town centre is approximately 1 mile to the north with its comprehensive shopping facilities and main line railway station.

DESCRIPTION

The subject property comprises a mid terraced Industrial unit of steel frame construction with first floor office accommodation. Externally there is parking on the forecourt area.

The property benefits from the following salient features:-

- 3 phase power supply
- 5.4 m up & over shutter door
- First floor offices
- 24 hour CCTV
- Allocated parking
- Currently fitted with large tenant storage mezzanine

ACCOMMODATION

(Approximate Gross Internal Areas)

	Sq ft	Sq M
GF Warehouse	2,323	215.8
First Floor Office	<u>239</u>	<u>22.2</u>
Total	2,562	238.0

TERMS

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

RENT

£34,500 per annum exclusive (£13.50 per sq. ft.)

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.



EPC

EPC Rating D-81.

BUSINESS RATES

The property is assessed for Business Rate purposes as follows:-
Warehouse and Premises £24,250

Please contact Dartford Borough Council (01322 343434) for further information in regard to confirmation of the actual rates liability.

VAT

Will be applicable to rents and other outgoings on the estate.

LEGAL COSTS

Each party to bear their own legal costs.



Contact: Stewart Smith
Mobile: 07841 460308
E-Mail: stewart.smith@altusgroup.com



Contact: Richard Turnill
Mobile: 07764 476915
E-Mail: richardturnill@watsonday.com

Misrepresentation Act 1967:

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1 These particulars do not constitute, nor constitute any part of, an offer or contract.

2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.

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Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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