

PLOT C, SWANSCOMBE WORKS SITE LONDON ROAD, SWANSCOMBE DARTFORD, KENT DA10 0LL



**OPEN STORAGE SITE
1.27 ACRES (0.51 HECTARES)
TO LET – SHORT TERM**

LOCATION

Located to the north of the A226 London Road, approximately midway between Dartford and Gravesend with good access to the A2 dual carriageway trunk road and M25 motorway.

DESCRIPTION

The plot is a mix of tarmac and rolled type 1 stone. Mostly fenced and gated. Available as a single site only.

The site is let as seen. Services (water, electric, drainage) are not connected but may be available nearby for connection by an occupier if required.

ACCOMMODATION

1.27 acres (0.51 hectares)

TERMS

Available on a new lease for a term of up to 5 years. Lease to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Lease is to incorporate a rolling landlord's redevelopment break at any time from March 2022 onwards.

RENT

£30,000 per annum exclusive.

NOTE

Land is available on a leasehold basis only. Freehold not available.

LOCATION PLAN



LEGAL COSTS

Both parties' legal costs to be borne by the incoming tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Ian Gutteridge

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