

FORMER RECRESO SITE LONDON ROAD SWANSCOMBE, DARTFORD DA10 0LL



**INDUSTRIAL/WORKSHOP/STORAGE PREMISES
APPROX. 19,260 – 41,307 SQ.FT.
(1,823 – 3,838)
ON LARGE SECURE SITE**

**TO LET
(SHORT TERM)**

LOCATION

The property forms part of the former Swanscombe Cement Works off the A226 London Road approximately midway between Dartford & Gravesend. There is good access to the A2 trunk road approx. 1.5 miles to the south and this in turn to the M25 motorway at Dartford, the Dartford Crossing and the remainder of the national motorway network.

DESCRIPTION

The premises comprise a series of 3 substantial detached industrial/workshops buildings of portal framing set within a self-contained gated site

LOCATION PLAN



Virtual Tour <https://www.dropbox.com/sh/yrb44v7pzme4eo/AACm4CiAGFdW0Lvzdf9PCRQXa?dl=0>

Building 1 - Main Workshop

Steel framed unit with trussed roof and eaves up to 7.0m. A series of large roller shutter goods doors open onto an extensive concrete yard/apron area

Approx 19,260 sq.ft. (1,822.8 m²)



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



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Building 2 - Rear store/warehouse

Concrete framed store/workshop unit with blockwork elevations. Approx 5m eaves. Accessed via single roller shutter door in the flank opening onto a concrete surfaced yard area

Approx 14,542 sq.ft. (1,349.3 m²)



Building 3 – Small workshop

Concrete framed unit with blockwork elevations and eaves varying from a min of 5.0m – 9.0m. Roller shutter access doors in the end and flank elevations opening on a concrete surfaced yard area at the side

Approx 7,163 sq.ft. (665.5 m²)



TERMS

New leases are available to let on new leases for a term of up to 5 years, to be granted outside the Landlord & Tenant Act 1954. **Lease must contain a rolling landlord’s redevelopment break option at any time from March 2022.**

Unit 1	£77,500 p.a
Units 2 & 3	£80,000 p.a. (A letting of units 2 or 3 individually will not be considered)
Units 1, 2 & 3 combined	£125,000 p.a.

NOTE:

Applicants should note that property is available ONLY on a leasehold basis. Our clients will not entertain a freehold disposal.

BUSINESS RATES

We understand from the VOA website that the current entry in the rating list is Rateable Value £ to be advised

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ACCESS The property is located within a larger site, behind a manned security barrier. Unrestricted access is available via this barrier between 0800 – 1600 hrs, Monday – Friday. Access outside of these times can be provided subject to an occupier contributing proportionately to the landlord’s additional security costs.

LEGAL COSTS Both parties’ legal costs to be borne by the ingoing tenant.

EPC The property has the following engery performance ratings:- To be confirmed

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Ian Gutteridge

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