

## TO LET

**UNIT 27 FAWKES AVENUE, QUESTOR,  
DARTFORD DA1 1JQ**  
2,683 sq ft (249 sq m)



- Industrial / Warehouse Unit
- 1 mile J1b M25 approx 15 miles from Central London
- 24 hour on site security with CCTV coverage
- Recently refurbished

# 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 an end of terrace unit of steel construction with first floor offices. Externally there is parking on the forecourt area.

The property benefits from the following salient features:-

- 6.1m eaves height
- 3 Phase power supply
- 5.4m up and over shutter door
- First floor offices
- 24 hour CCTV
- Recently refurbished
- Part enclosed forecourt

## ACCOMMODATION

(Approximate Gross Internal Areas)

	Sq ft	Sq M
GF Warehouse	2,439	226.6
First Floor Office	<u>244</u>	<u>22.7</u>
<b>Total</b>	<b>2,683</b>	<b>249.3</b>

## TERMS

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

## RENT

On application.

## 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 C-74.



## BUSINESS RATES

The property is assessed jointly for Business Rates as Units 25-27 as follows:-

Factory and Premises                      £89,500

The assessment needs to be split on a pro rata basis.

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.

## VIEWING

Strictly by appointment through the joint sole agents.



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