

# questor

**TO LET (UNDER REFURBISHMENT)**

**UNIT 1-3 SAUNDERS WAY, QUESTOR,  
DARTFORD, DA1 1JS**

20,931 sq ft (1,942.57 sq m)



- Industrial Unit/Warehouse with Offices and Separate Car Park
- 1 mile J1b M25 approx. 15 miles from Central London
- Available Summer 2020
- Four Loading Doors



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## 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 terraced industrial unit of steel portal framed construction under a pitched roof. Externally there is a concrete forecourt and a separate parking area.

The property benefits from the following salient features:-

- 6.7 m eaves height (5.5 m clear internal)
- Maximum ridge height 9.1 m
- 3 phase power supply
- 4 loading doors
- 24 hour CCTV (estate)
- Separate car park for approx. 20 vehicles
- Available Summer 2020
- Option to combine with neighbouring unit (995.25 m<sup>2</sup>/10,713 sq. ft.)

## ACCOMMODATION

(Approximate Gross Internal Areas)

	Sq ft	Sq M
GF Warehouse	20,931	1,942.57

## TERMS

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

## RENT

£10.75 per sq. ft. exclusive.

## 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 Band E - 104.



## BUSINESS RATES

The property is assessed for Business Rates as follows;  
Warehouse and Premises £155,000

The unit is currently jointly assessed with the neighbouring property. 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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Misrepresentation Act 1967:

Altus Group and Watson Day for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that

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.

3 Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

4 The vendor(s) or Lessor(s) do not make or give and neither Altus Group, Glenni nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

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

Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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