

questor

TO LET - Available Spring/Summer 2020

**UNIT 42 BUTTERLY AVENUE, QUESTOR
ESTATE, DARTFORD DA1 1JG**

4,426 sq ft (411 sq m)



- Industrial / Warehouse Unit
- 1 mile J1b M25 approx 15 miles from Central London
- 24 hour on site security with CCTV coverage
- Available on a new lease



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 terraced Industrial unit of steel frame construction with first floor offices to the front elevation. Externally there is parking on the forecourt area.

The property benefits from the following:-

- 6.34m eaves height
- Up and over shutter door
- 3 phase power
- First floor offices
- Parking and Forecourt

ACCOMMODATION

(Approximate Gross Internal Areas)

	Sq ft	Sq M
GF Warehouse	3,629	337.1
First Floor Office	797	74.0
Total	4,426	411.1

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 D-81



BUSINESS RATES

The property is assessed for Business Rate purposes as follows:-
Warehouse & Premises £33,250

Interested parties are advised to 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. Please note staff are unaware so viewing times are likely to be restricted.



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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, Glenny 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.