

## TO LET

**UNIT 8 APPLGARTH DRIVE, QUESTOR,  
DARTFORD DA1 1JA**

**5,997 sq ft (557 sq m)**



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

# 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 to the front elevation. Externally, there is parking to the forecourt in front of the unit and there is an extensive fenced concrete yard to the side of the property.

The property benefits from the following salient features:-

- 6.48m eaves height
- 3 Phase power supply
- Up and over shutter door
- First floor offices
- 24 hour CCTV on Estate
- Concrete surfaced yard (approx. 12,000 sq. ft.)
- Available December 2020

## ACCOMMODATION

(Approximate Gross Internal Areas)

	Sq ft	Sq m
GF Warehouse & Ancillary	5,453	506.6
1F Office	615	57.1
<b>Total</b>	<b>6,068</b>	<b>563.7</b>

## TERMS

The unit is available from December 2020 to let on a full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.



## RENT

On application.

## EPC

EPC Rating C57

## BUSINESS RATES

The property is assessed for business rates as follows:-

**Warehouse and Premises - £46,750**

## 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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