

**TO LET**

## **GROUND FLOOR FRONT SUITE WING B QUESTOR HOUSE DA1 1PU**

**1995 sq. ft. (185 sq m)**



- Office suite in multi tenanted building
- Junction 1b M25 - 1 mile
- 24 hour on site security with CCTV coverage
- To be 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 premises comprises an office suite situated at ground floor level to the front of Questor House which is located prominently at the entrance to the Questor Estate.

The property benefits from the following:

- Under floor cable routing
- Gas fired heating
- Kitchen point
- Common WC facilities
- 9 car parking spaces
- Windows to three aspects

## TERMS

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

## RENT

£15 per sq. ft. per annum exclusive.

## SERVICE CHARGE

The occupier will be responsible for a due proportion of the service charge which includes 24 hour security. Further details are available on request.

## BUSINESS RATES

The property is assessed for business rate purposes as follows:-

**Office and Premises - £26,500**



## ACCOMMODATION

(Approximate Net Internal Areas)

**Office Suite 1,995 sq. ft. (185.34 sq. m.)**

## EPC

The property is assessed as Band C (66).

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

Will be applicable to rent and other outgoings on the estate



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