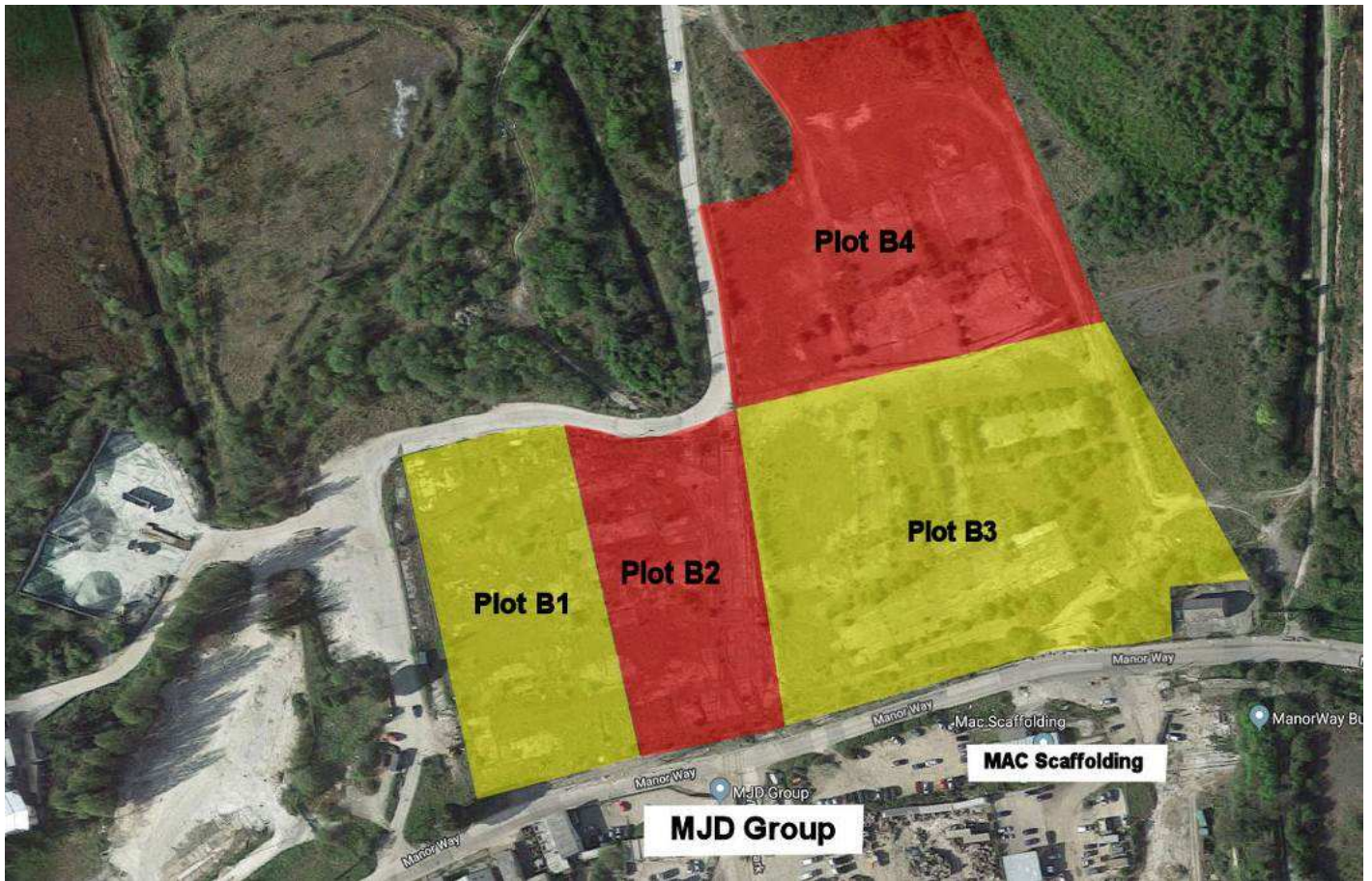


# PLOTS B1, B2 & B4, SWANSCOMBE WORKS SITE LONDON ROAD, SWANSCOMBE DARTFORD, KENT DA10 0LL



**OPEN STORAGE SITE  
APPROX. 2 - 8 ACRES  
(0.81 – 3.24 HECTARES)**

**TO LET – SHORT TERM**

## LOCATION

Located to the north of the A226 London Road, approximately midway between Dartford and Gravesend with good access to the A2 dual carriageway trunk road and M25 motorway.

## DESCRIPTION

The plot is mostly concrete surfaced. Available as a whole or can be sub-divided from 2 acres in size upwards.

The site is let as seen. Services (water, electric, drainage) are not connected but may be available nearby for connection by an occupier if required.

## ACCOMMODATION

Approx. 2- 8 acres (0.81 – 3.24 hectares)

## TERMS

Available on a new lease for a term of up to 5 years. Lease to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

**Lease is to incorporate a rolling landlord's redevelopment break at any time from March 2022 onwards.**

## RENT

£25,000 per annum per acre exclusive.

## NOTE

Land is available on a leasehold basis only. Freehold not available.

## LOCATION PLAN



## LEGAL COSTS

Both parties' legal costs to be borne by the incoming tenant.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Ian Gutteridge

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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