

FORMER VEKA BUILDING, LONDON ROAD SWANSCOMBE, DARTFORD DA10 0LL



**INDUSTRIAL/WAREHOUSE PREMISES
APPROX. 25,600 SQ. FT. (2,379 M²)
ON SITE OF APPROX. 2.4 ACRES (0.97 HA)**

TO LET

LOCATION

The property is located at the entrance of the former Swanscombe Cement Works off the A226 London Road approximately midway between Dartford & Gravesend. There is good access to the A2 trunk road approx. 1.5 miles to the south and this in turn to the M25 motorway at Dartford, the Dartford Crossing and the remainder of the national motorway network.

DESCRIPTION

The property comprises a substantial detached industrial/warehouse of portal framing with elevations of blockwork and profiled sheet cladding. Eaves height is approximately 18 ft. whilst access is via manually operated steel roller shutter doors which open on to the yard area. At the west end of the building is a 3 storey office area.

Externally there are extensive secure yard areas to the south, west & northern sides

Within the northern yard is a detached single storey office which has been fully refurbished to a good specification and includes suspended ceilings with LED panel lighting, carpeting, electric heating, a kitchen facility and separate male & female WCs.

ACCOMMODATION (approx. gross internal)

Main Unit (inc 1 st & 2 nd floor office areas)	24,000 sq. ft.	(2,230 m ²)
Detached office	1,605 sq. ft.	(149 m ²)

Externally
Extensive areas (largely concrete surfaced).
Total site area approx. 2.4 acres (0.97 hectares)

TERMS

The property is available to let on a new lease for a term of up to 5 years. Lease to be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 Part 2.

Lease must contain a rolling landlord's redevelopment break option at any time from March 2022.

LOCATION PLAN



RENT

£150,000 per annum exclusive.

NOTE:

Applicants should note that property is available ONLY on a leasehold basis. Our clients will not entertain a freehold disposal.

BUSINESS RATES

We understand from the VOA website that the current entry in the rating list is Rateable Value £68,000.

LEGAL COSTS

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

EPC

The property has the following energy performance ratings:-

Main Unit	Band E (101)
Detached Office	Band E (124)

Energy Performance Certificates are available for inspection on request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Ian Gutteridge

01322 475940/07860 504622

iangutteridge@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 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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