

# HUMMERSTONE & HAWKINS

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## 3 VARYING SIZED UNITS IN DARTFORD AVAILABLE TO LET



2 workshops + 1 first floor office space available to let.

Available to be let individually or combined.

Workshops are 740sq ft, 1230sq ft & the office space is 400sq ft.

Unit 1c & 9 has one parking space and 1 has 2 spaces available.

Situated in West Dartford good transport links to the M25.

Available on new leases, terms negotiable.

165a Heath Lane (Upper)

Dartford

DA1 2TW

Tenure: TO LET

Rental: £8,500pa - £26,000pa

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Heath Lane is a busy road carrying traffic to and from Dartford and the subject units are located down a maintained road just off Heath Lane (Upper). The units are just approximately 1.5 miles from Dartford Town Centre and just 3 miles from the Dartford Crossing which provide direct links onto the M25 and A2.

The units have 1+ parking spaces each however there is off street residential parking in neighbouring roads.

Dartford has it's own Network Rail Station which is approximately 1.5 miles away and has direct links into Central London in under 30 minutes.

**DESCRIPTION:**

2 stand alone units and 1 office space within an office block available to let.

Unit 1 – A unit measuring approximately 1230sq ft which is currently trading as a boxing gym but will be offered with full vacant possession. Accessed via double doors to the side of the property leads into a main area of approx 1000sq ft which can be used for many different purposes. To the right hand side is a small office area of approximately 150 square foot which also has a small kitchen and toilet incorporated. This unit is available on a new lease for a minimum term of 3 years at a rental of £26,000 per annum. The property has 2 parking spaces directly in front of the property which can be used by customers or workers.

Unit 1C – This unit is newly built with an electric roller shutter leading into a main area of 740 square foot, it is currently trading as a car wrapper however will be offered with vacant possession. The unit has its own water and would be suitable for a variety of uses. The property has one parking space in the parking bays adjacent to the unit. The unit is available at £21,000 per annum.

Unit 9 – This office space is based on the first floor and measures approximately 440 square foot. The unit has it's own kitchen incorporated in and has full use of the new toilets which are shared with the other office spaces. The office again has one parking space in the parking area. The office space is available for £8,500 per annum.

**TERMS:**

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

**EPC:**

165c Heath Lane DARTFORD DA1 2TW		Energy rating <b>F</b>
Valid until 6 February 2024	Certificate number 0490-0020-1130-7200-5403	

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises' would qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

