

HUMMERSTONE & HAWKINS

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SELF CONTAINED 'E' CLASS SPACE IN DARTFORD AVAILABLE TO LET



'E' class premises in Dartford available to let.

Total floor area of approximately 700sq ft

Property is standalone, arranged over ground and first floor

Would suit a variety of 'E' class uses.

3 parking spaces offered with property, more could be possible.

Available on a new lease, terms negotiable.

Unit 1, Dene Yard

Green Street Green

DA2 8DH

Tenure: TO LET

Asking Price: £17,500

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The property is located just off the busy B260 and is within a yard including 2 other longstanding businesses.

The property is within 3 miles of the Darent Interchange which has direct access to the M25 and A2 London and Coast bound. There also is a direct bus stop outside the property which gets to Dartford Station within 20 minutes.

DESCRIPTION:

A stand alone unit with 2 car parking spaces to the front with a single entrance door in the middle of the property which leads into a small reception area with separate rooms of 185sq ft, 82sq ft, 90sq ft of the reception, there is a single toilet and wash basin downstairs. There is also a mezzanine floor which is approximately 245sq ft and is currently used as office space.

The access to the yard is secured by a metal access barrier which is locked every evening.

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.

SERVICE CHARGE:

There is a £35 per calendar month service charge for the upkeep of communal areas, gardening, maintenance of the security barrier and contribution to business rates.

EPC:

unit 1 Dene Yard Green Street Green Road Dartford DA2 8DH	Energy rating C
Valid until 25 February 2031	Certificate number 9107-0534-5200-9304-0316

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.

