

HUMMERSTONE & HAWKINS

0208 303 1061

OFFICES ARRANGED OVER UPPER FLOORS ABOVE NATIONWIDE TO LET



First & second floor offices in central Dartford

Approx. office space of 1,125 square feet

New lease terms to be agreed.

Rent: £12,000pa / £1,000pcm

EPC RATING E

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no responsibility can be accepted for any inaccuracy, nor do they form part of any contract. Responsibility cannot be accepted for inconvenience or loss in viewing however caused, but appointments to view can be arranged by request.

LOCATION:	<p>These first and second floor offices are situated above a branch of the Nationwide Building Society in heart of Dartford Town Centre. The offices are located in a prominent position near to the junction of Spital Street which is a main shopping street. Within the town there are a number of multiple operators as well as many independent and specialist retailers.</p> <p>Hythe Street is subject to parking restrictions but there is ample 'pay & display' parking within the town.</p> <p>Dartford has its own Network Rail station which is within walking distance and is also well served by bus routes and has good road links. The town sits on the M25 and the A2 provides excellent links to central London, the Dartford Crossing and surrounding.</p>																											
DESCRIPTION:	<p>The subject offices have ground floor access by means of an entrance door at the front of the property. This door leads into a hallway which has a private door leading to stairs up to the first floor.</p> <p>On the first there are two offices plus separate ladies and gentleman's toilets.</p> <p>Arranged over the second floor are three offices, a meeting room, an office/store room plus a kitchen. The second floor is accessed by stairs from both the entrance landing and rear landing.</p>																											
ACCOMODATION	<table border="1"> <thead> <tr> <th></th> <th>Sq. ft</th> <th>Sq. m</th> </tr> </thead> <tbody> <tr> <td>1st Floor office</td> <td>224</td> <td>20.81</td> </tr> <tr> <td>1st Floor office</td> <td>139</td> <td>12.91</td> </tr> <tr> <td>2nd Floor office</td> <td>171</td> <td>15.89</td> </tr> <tr> <td>2nd Floor meeting room</td> <td>181</td> <td>16.82</td> </tr> <tr> <td>2nd Floor office</td> <td>132</td> <td>12.26</td> </tr> <tr> <td>2nd Floor office</td> <td>156</td> <td>14.49</td> </tr> <tr> <td>2nd Floor storeroom</td> <td>122</td> <td>11.33</td> </tr> <tr> <td>Kitchen</td> <td>109</td> <td>10.13</td> </tr> </tbody> </table>		Sq. ft	Sq. m	1 st Floor office	224	20.81	1 st Floor office	139	12.91	2 nd Floor office	171	15.89	2 nd Floor meeting room	181	16.82	2 nd Floor office	132	12.26	2 nd Floor office	156	14.49	2 nd Floor storeroom	122	11.33	Kitchen	109	10.13
	Sq. ft	Sq. m																										
1 st Floor office	224	20.81																										
1 st Floor office	139	12.91																										
2 nd Floor office	171	15.89																										
2 nd Floor meeting room	181	16.82																										
2 nd Floor office	132	12.26																										
2 nd Floor office	156	14.49																										
2 nd Floor storeroom	122	11.33																										
Kitchen	109	10.13																										
TERMS	<p>These offices are available on a new lease with the term to be agreed and at a commencing rental of £12,000 per annum.</p>																											
RATES	<p>The managing agents have informed us that the rates payable are C. £6,390.90pa.</p>																											
EPC RATING	<p>E</p>																											
LEGAL FEES	<p>Each party are to pay their own legal costs</p>																											

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no responsibility can be accepted for any inaccuracy, nor do they form part of any contract. Responsibility cannot be accepted for inconvenience or loss in viewing however caused, but appointments to view can be arranged by request.