

6B

QUESTOR

Unit 6B Saunders Way, Questor, Dartford, DA1 1JW



UNIT 6B SAUNDERS WAY
3,130 SQ FT (291 SQ M)

RECENTLY REFURBISHED WAREHOUSE / INDUSTRIAL UNIT



///agrees.voted.friday

Sat Nav: DA1 1JW



VIEWING

Strictly by appointment through the joint sole agents:



Stewart Smith
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Richard Turnill
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LOCATION

The Questor Estate is located off Hawley Road (A225) approximately 1 mile west of Junction 1B of the M25. Dartford town centre is approximately 1 mile to the north with its comprehensive shopping facilities and main line railway station.

DESCRIPTION

The subject property comprises an end of terrace industrial unit of steel construction with first floor offices to the front elevation. Externally there is parking on the forecourt area.

UNIT 6B	SQ FT	SQ M
Warehouse	2,797	258.9
Office	343	31.9
Total	3,130	339

SPECIFICATION

- Approx. 6.3m eaves height/5.50m clear internal
- 3 phase power supply
- 5.4m up & over shutter door
- First floor offices
- 24 hour estate CCTV
- Recently refurbished

TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

RENT

£45,500 per annum exclusive (£14.50 per sq. ft.)

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

VAT

VAT will be applicable to rents and other outgoings on the estate.

EPC

EPC Rating E (102). Valid until 18/02/2033.

BUSINESS RATES

The property is assessed for business rates as follows:-
Warehouse and Premises - £37,500.

LEGAL COSTS

Each party to bear their own legal costs.