



Unit A4, Riverside Industrial Estate

Riverside Way, Dartford, DA1 5BS

Warehouse / Industrial Unit

3,454 sq ft
(320.89 sq m)

- M25 Junction 1b - 2 miles
- 10ft (3.11m) eaves height
- Full height loading door
- Ancillary office accommodation
- WC facilities
- Car parking on site

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Summary

Available Size	3,454 sq ft
Rent	£15.00 per sq ft
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Description

To Let - The property comprises an end of terrace brick industrial unit of steel portal frame construction under an insulated pitched roof incorporating translucent roof lights. The unit benefits from a roller shutter door to the front elevation and offices are located to the front of the unit and the car parking is immediately outside.

Location

Riverside Industrial Estate is located on Riverside Way off Mill Pond Road close to the junction with Home Gardens (Dartford town centre ring road system) close to the town centre. Access to junction 1a M25 is from Victoria Road via Bob Dunn Way (A206). Dartford railway station is a short walk from the estate with regular train services to London Bridge, Charing Cross and Cannon Street.

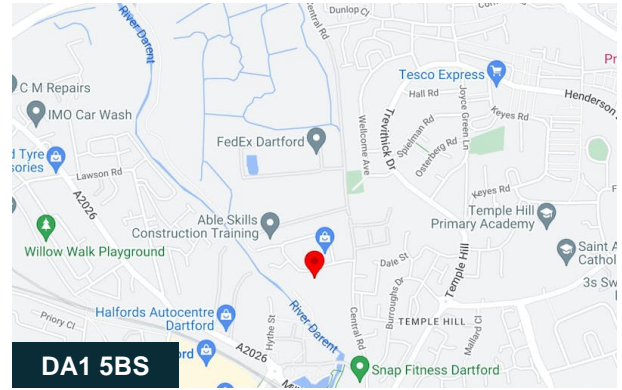
Accommodation

The accommodation comprises the following approx. GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse & Ancillary Office	3,454	320.89
Total	3,454	320.89

Terms

The property is available on a new lease for a term to be agreed.



Viewing & Further Information



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