

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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## TO LET

### FACTORY/WAREHOUSE UNIT

**508 SQ M (5,468 SQ FT) APPROX GIA**



**UNIT 3 SWAN BUSINESS PARK  
SANDPIT ROAD  
DARTFORD  
KENT  
DA1 5ED**

## **LOCATION**

The Swan Business Park is an established industrial estate just off Sandpit Road, close to the junction of Thames Road, Bob Dunn Way and Burnham Road, to the north east of Dartford Town Centre.

The unit benefits from excellent access to the M25 via Junction 1 and Dartford Crossing approximately 2 miles to the east. Sandpit Road is located off the B2026 Burnham Road, which provides direct access to Dartford Train Station and Town Centre situated approximately 1 mile to the south east of the property.

## **DESCRIPTION**

The property forms an end of terrace unit of steel frame construction with lower elevations of brick and block and profiled steel sheeting to the upper elevations and roof. The roof includes translucent skylights. There are UPVC double glazed windows at both ground and first floor levels.

A first floor office is situated at the front of the building. The office has a concrete floor, suspended ceiling and carpeted floors.

Externally, there is parking to the front of the unit for 9 cars, and in addition, loading access with a roller shutter door.

## **ACCOMMODATION**

Measured on a gross internal area basis, in accordance with The Royal Institution of Chartered Surveyors, Code of Measuring Practice, the property has the following areas.

	<b><u>sq m</u></b>	<b><u>sq ft</u></b>
• Ground Floor Warehouse/Reception	348	3,746
• First Floor Offices	64	689
• Mezzanine	96	1,033
<b>TOTAL</b>	<b>508 sq m</b>	<b>5,468 sq ft</b>

## **TERMS**

The property is currently held in a 25 year lease from 29 September 1990 and is available by way of a sublease or assignment.

## **VALUE ADDED TAX**

All prices are exclusive of VAT unless specifically advised to the contrary. Applicants are advised to satisfy themselves in this regard prior to committing themselves in any case.

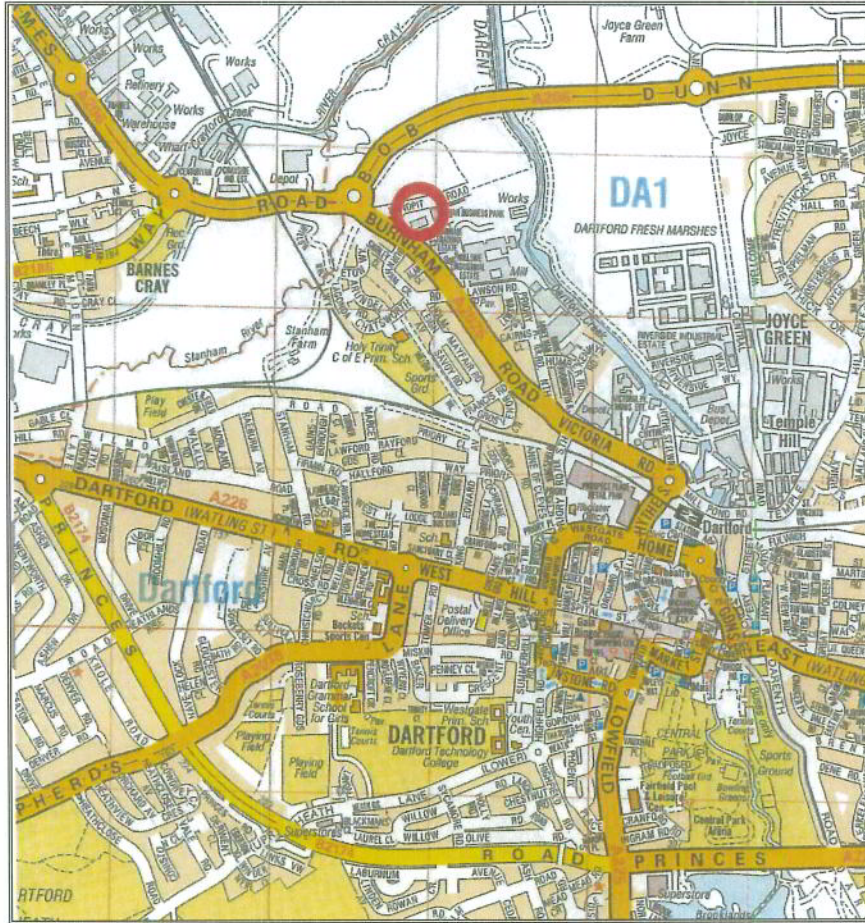
## **RATEABLE VALUE**

£28,750 Uniform Business Rate 2009.2010 is 48.5p in the £.

## **LEGAL COSTS**

Each party is to bear their own legal costs incurred in the transaction.

## LOCATION PLAN



## VIEWING

Strictly by appointment only through the Joint Agents.

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2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

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