

## Unit 2 Kennet Road, Dartford, Kent DA1 4QN

Detached light industrial unit of 22,878 sq ft plus mezzanine of 3,875 sq ft

- Detached
- Rear yard
- Close to A206 with good access to M25
- Integral office
- Car parking to front
- Gas Convector heaters and Phase III power supply

### Location

The premises are located just off the A206, within the Crayford Business area of Dartford. The A206 Thames Road has good access to the A20, M25 & M20. Dartford town centre is located approximately 2 miles to the south. Access to central London is also favourable via the A2 and Blackwall Tunnel.

### Description

The premises were constructed in the mid 1960's from concrete portal frame design with cavity brick elevations under a pitched corrugated asbestos roof. The roof features approximately 20% roof lights. The unit features a minimum clear height of 3.3m and c.5m at the apex.



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### Description (Continued)

Internally the property features offices and ancillary area to the front with the main factory space behind. The industrial area is mainly open plan and features a mezzanine floor extending to approximately 3,875 sq ft. This can either remain in situ or be removed if not required.

Loading is provided via 4 surface level loading doors. At present the factory space is heated via a gas fired warm air system but this can be removed if required.

Male & Female WC's are situated within the factory space.

Externally the building features 8 car parking spaces to the front with a shared accessway to the side providing additional informal spaces. To the rear is a loading area and small yard.

### Accommodation

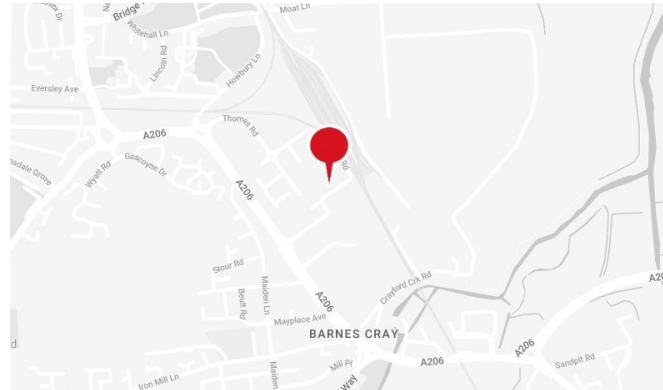
The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

Floor	Sq Ft	Sq M
Ground Floor Workshop	19,210	1,784.61
Offices / Ancillary	3,688	342.62
TOTAL	22,898	2,127.23

### Terms

The property is offered for sale freehold or to lease with full terms upon application.

### Location Map



### Business Rates

The property has a rateable value of £181,000 and is currently combined with Unit 3. A new assessment will be required and interested parties are advised to contact the London Borough of Bexley for further information.

### Energy performance certificate

We understand the property has an EPC rating of D-91.

### Service Charge

The property is self-contained so no service charge will apply.

### Joint Agents

Edgerley Simpson Howe  
Nick Howe - 07710 353017  
Giles Pickford - 07741 293402

### Next steps...

For further details on these and many other available properties please contact:



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