

**9 WATERSIDE COURT  
CROSSWAYS BUSINESS PARK  
DARTFORD KENT DA2 6NX**



**PART LET MODERN OFFICE INVESTMENT  
WITH ALLOCATED PARKING**

**5,162 SQ. FT. (479.55 M<sup>2</sup>)**

**FOR SALE FREEHOLD**

## LOCATION

Waterside Court is located on Crossways Business Park adjacent to Junction 1A of the M25, close to Bluewater shopping centre and the HighSpeed1 railway service from Ebbsfleet International station.

Crossways Business Park also benefits from the Fastrack bus route linking Dartford to Gravesend. Stone Crossing railway station provides services to London Bridge in approximately 40 minutes.

**For location click link or copy & paste**

<https://w3w.co/accent.hurray.cape>

## DESCRIPTION

The property forms a modern, detached office building. The property has the following salient features: -

- Modern office building
- Open plan floors with large windows and excellent natural light
- Raised floor with floor boxes
- Suspended ceiling with inset LED lighting
- Ceiling mounted heating & cooling air conditioning
- Male & female WCs on both floors
- Shower room (within WC)
- Fitted kitchenette /tea point on both floors
- Passenger lift
- 25 parking spaces
- Double electric vehicle charging point
- Walking distance to Hilton and Camonile Hotels, Costa, Convenience shops and The Wharf (pub)
- Attractive Business Park Location
- Adjacent to J1A, M25
- 5 minute drive to Bluewater Shopping Centre

## ACCOMMODATION (Approx net internal floor area)

Ground Floor Offices	2,573 sq. ft.	(239.08 m <sup>2</sup> )
First Floor Offices	2,589 sq. ft.	(240.47 m <sup>2</sup> )
<b>Total</b>	<b>5,162 sq. ft.</b>	<b>(479.55 m<sup>2</sup>)</b>

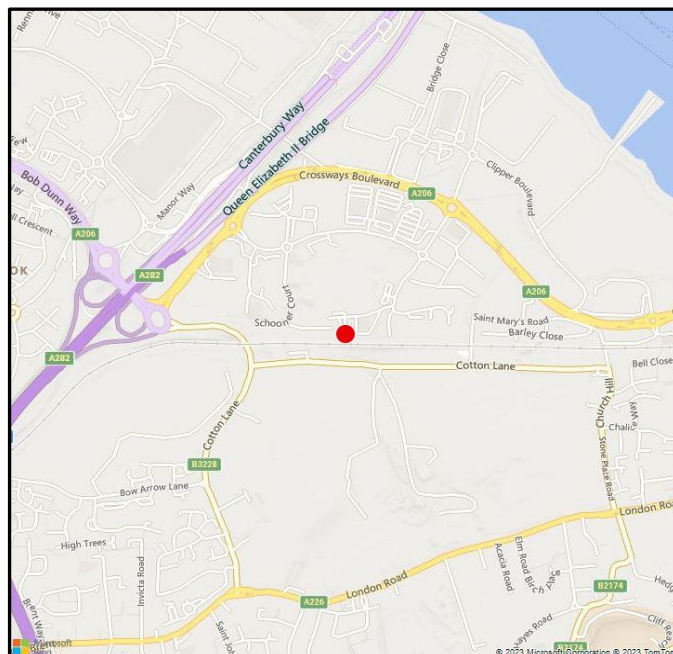
## PRICE

£1,550,000 for the freehold interest subject to the lease of the first floor.

## VAT

The property is elected for VAT.

## LOCATION PLAN



## ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are required to undertake full identity verification checks of all purchasers. If an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## SERVICE CHARGE

A service charge will be payable in addition. Full details available upon request.

## BUSINESS RATES

The ground floor suite is currently assessed as follows:-

Ground Floor	Rateable Value	£45,500
First Floor	Rateable Value	£45,500

Interested parties are advised to contact Dartford Borough Council (01322 343434) in regard to exact rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Band B (46). Valid until 10/06/2033.

## TENANCY INFORMATION

See below schedule

## 2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01322 475970**

**LEGAL COST**

Each party to bear their own legal costs.

**VIEWING**

Strictly via appointment with the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

Richard Turnill

07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

**TENANCY AGREEMENT**

SUITE	TENANT	LEASE LENGTH & START DATE	BREAKS	RENT £/PA (£/PSF)
Ground	Vacant			
First	Essex Thermal Services Limited	5 years from Oct 2023	Oct 2026 (subject to 6 months notice)	£67,500 per annum (£26.07 per sq. ft.)

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

**IMPORTANT NOTICE:**

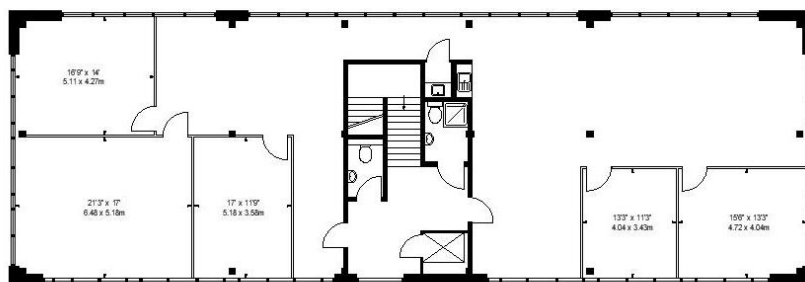
Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property

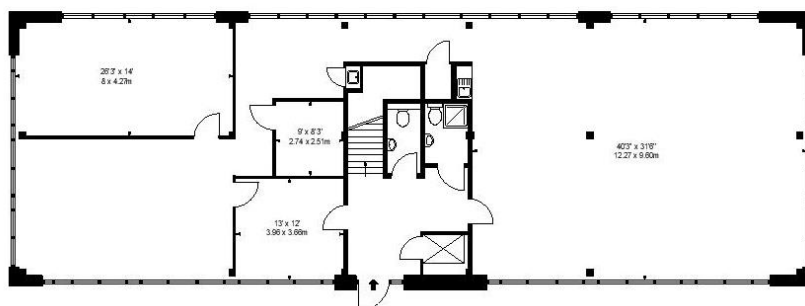


**01322 475970**


**Floor Plan**  
(Partitions have been removed/ replaced since the plan was produced)



FIRST FLOOR



GROUND FLOOR

Property Details:  <b>UNIT 9</b> <b>WATERSIDE COURT</b> <b>DARTFORD</b> <b>DA2 6QG</b>		Surveyed and Drawn By:  Sunnyhill House 3-7 Sunnyhill Road London, SW16 2UG Tel: 0845 257 2023 Fax: 0845 257 2024 <a href="mailto:info@bkrfloorplans.co.uk">info@bkrfloorplans.co.uk</a> <a href="http://www.bkrfloorplans.co.uk">www.bkrfloorplans.co.uk</a> © BKR 2016
APPROX. GROSS INTERNAL AREA * 5968 Ft <sup>2</sup> - 554.43 M <sup>2</sup>	APPROX. NET INTERNAL AREA * 5162 Ft <sup>2</sup> - 479.55 M <sup>2</sup>	Plans Drawn: 06.09.2016

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

**IMPORTANT NOTICE:**

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01322 475970**