



A NEWLY REFURBISHED BUSINESS UNIT

TO LET

136.36 sq m – 1468 sq ft

**UNIT 11 SWAN BUSINESS PARK SANDPIT ROAD DARTFORD
KENT DA1 5ED**

01322 288254 • WWW.COBBSPROPERTY.CO.UK • 17 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT, ME2 2BF

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DESCRIPTION

The premises comprise a modern two storey Business Unit constructed in steel frame with brick elevations and just refurbished. The ground floor is suitable for Production/Warehouse use. The first floor comprises self contained air conditioned open plan offices.

The unit has the benefit of forecourt parking.

Ground floor



LOCATION

The Swan Business Park is situated in an established industrial location within a mile of Dartford Town Centre and a little under 2 miles from Junction 1a M25 and the River Crossing via the A206 (Dartford Northern Bypass dual carriage way)

First floor offices



FLOOR AREAS	sq m	sq ft
Ground floor		
Production/ Workshop office entrance, toilets and kitchen area	69.47	748
First floor		
Open plan offices	66.89	720
Total	136.36	1468

ENERGY PERFORMANCE RATING

83D Valid until 12.12.2033

LEGAL COSTS

Each Party to be responsible for their own legal costs

LEASE TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed.

RENT

£ 25,000 pa exclusive

SERVICE CHARGES

Service charges will be payable in respect of the Maintenance repair and management of the common areas

VAT

The Property has been registered for VAT.
Rent and service charges will be subject to vat

BUSINESS RATES

The Property is assessed for Business Rates having a rateable value of £21,000
Current rate in the pound 49.9p 2024/2025

VIEWING

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