

## TO LET

### UNIT 75 POWDER MILL LANE, QUESTOR, DARTFORD DA1 1JA

2,868 sq ft (266 sq m) Plus Mezzanine



- Industrial / Warehouse Unit
- 1 mile J1b M25 approx 15 miles from Central London
- 24 hour on site security with CCTV coverage
- Available immediately

# questor

## LOCATION

The Questor Estate is located off Hawley Road (A225) approximately 1 mile west of junction 1b of the M25. Dartford town centre is approximately 1 mile to the north with its comprehensive shopping facilities and main line railway station.

## DESCRIPTION

The subject property comprises a back to back unit of steel construction with first floor offices. Externally there is parking on the forecourt area.

The property benefits from the following salient features:-

- 6.3m eaves height
- 3 Phase power supply
- 4.5m up and over shutter door
- First floor offices
- 24 hour CCTV
- Well presented
- Storage mezzanine

## ACCOMMODATION

(Approximate Gross Internal Areas)

|                    | Sq ft        | Sq M         |
|--------------------|--------------|--------------|
| GF Warehouse       | 2,140        | 198.8        |
| First Floor Office | <u>728</u>   | <u>67.6</u>  |
| <b>Total</b>       | <b>2,868</b> | <b>266.4</b> |

The Unit also has a recently Installed (approx. 3 years ago) storage mezzanine of approximately 500 sq. ft. (46 sq. m.)

## TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

## RENT

£15.50 per sq. ft. exclusive. An additional rent will be charged on the mezzanine floor.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.



## EPC

EPC Rating D-79.

## BUSINESS RATES

The property is assessed for Business Rates as follows:-  
Workshop and Premises £40,250

Please contact Dartford Borough Council (01322 343434) for further information in regard to confirmation of the actual rates liability.

## VAT

Will be applicable to rents and other outgoings on the estate.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment through the joint sole agents.



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