



## Ground Floor, Christopher House

663-675 Princes Road, Dartford, DA2 6EF

**To be refurbished air-conditioned office space with on site parking**

**1,000 sq ft**  
(92.90 sq m)

- Air conditioning
- Kitchenette
- Separate male and female WCs
- 4 allocated car parking spaces
- Suspended ceiling with recessed lighting
- Perimeter trunking

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## Summary

<b>Available Size</b>	1,000 sq ft
<b>Rent</b>	£17,750.00 per annum
<b>Rateable Value</b>	£10,500 April 2023. Interested parties are however advised to make their own enquiries with Dartford Borough Council.
<b>Service Charge</b>	A service charge is levied by the Landlord to cover the cost of maintenance of the common parts and main structure of the building.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

To Let - The available office space is within a larger commercial complex which fronts Princes Road. The self-contained office suite benefits from air-conditioning and a mixture of open plan and glass partitioned meeting rooms/managers offices. There is a separate side stores room and kitchenette.

## Location

The premises are conveniently located off Salisbury Road, which connects to Watling Street within a 3 minute drive of junction 1b of the M25, offering good access to London and the South East. Ebbsfleet International Station and Bluewater Shopping Centre are also within a short drive.

## Accommodation

The accommodation comprises the following areas:

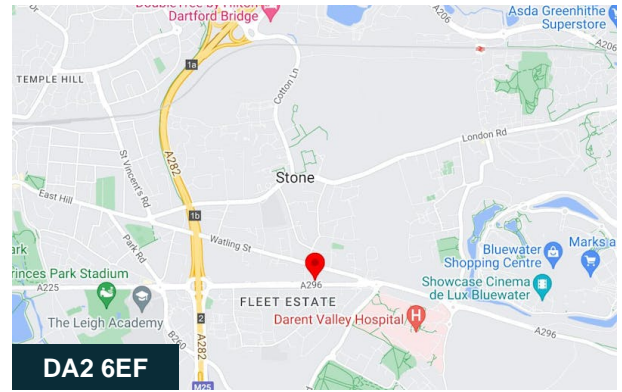
Name	sq ft	sq m	Availability
Ground - Floor	1,000	92.90	Available
<b>Total</b>	<b>1,000</b>	<b>92.90</b>	

## Terms

The suite is available by way of a new lease.

## Note

Please note all internal images are indicative CGI.



## Viewing & Further Information



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