

TO LET

23A ST. MARGARETS ESTATE, ST. MARGARETS ROAD,
SOUTH DARENTH, DARTFORD, KENT, DA4 9LB

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
3,932 Sq Ft (365.28 Sq M)

- Refurbished unit with new roof
- 5m eaves, full height shutter door (4m wide x 5m high)
- 3 phase power & LED lighting
- WC
- Gated estate / allocated parking / high speed internet
- <https://what3words.com/oldest.stays.lately>

01322 475940

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

WATSON DAY
CHARTERED SURVEYORS

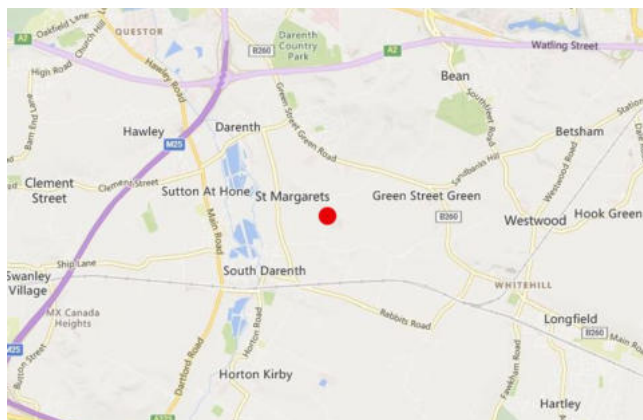
23A ST. MARGARETS ESTATE, ST. MARGARETS ROAD, SOUTH DARENTH, DARTFORD DA4 9LB

Location

St Margarets Estate is a business park located to the south east of Dartford town centre with immediate access to the M25 (J2) and the A2(m). This provides direct links to London to the west and to the Medway towns and channel port to the east via the M2 motorway. The Ebbsfleet International Passenger Station on the high speed rail link lies immediately to the east of St Margaret's providing swift access (18 minutes) to London St. Pancras.

The Bluewater Shopping Centre is also nearby.

The estate is therefore strategically located to take advantage of the rapidly expanding Thames Gateway region.



Description

Unit 23a provides 3,932 sq ft of high-quality industrial accommodation within St Margaret's Estate. The estate is a well-maintained development comprising 35 modern light industrial units, arranged across a series of thoughtfully designed terraces, all benefiting from dedicated parking and loading facilities.

- * Refurbished unit
- * New Roof
- * 5m Eaves
- * Full height shutter door (approx. 4m wide x 5m high)
- * Self Contained
- * LED Lighting
- * 3 phase power
- * W/C
- * Gated estate
- * High speed internet
- * Allocated parking
- * Good access to A2(M) and 5 minutes from M25(J2)
- * Immediately available

Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
Unit 23a	3,932	365.28
TOTAL	3,932	365.28

Terms

A new full repairing and insuring lease with terms to be agreed.

Rent

On Application.

VAT

The property is elected for VAT.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Service Charge

£3,003 per annum exclusive (01.04.26 to 31.03.27).

Business Rates

The Rateable Value is £40,250.

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

Band C (71). Valid until 09/09/2031.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment via the agents:

WATSON DAY CHARTERED SURVEYORS
01322 475940

Richard Turnill

07764 476915
richardturnill@watsonday.com

Ciaran Dewar

07523 171307
ciarandewar@watsonday.com



Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



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