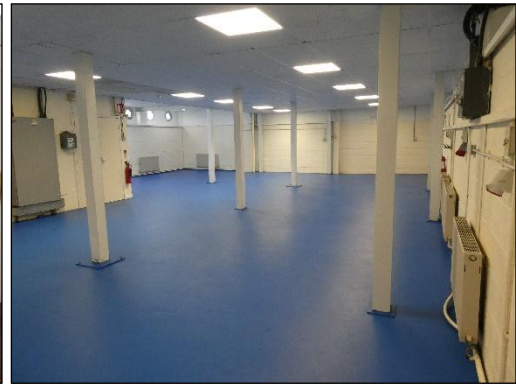


35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

**3-5 DEXTER BUSINESS CENTRE
SANDPIT ROAD DARTFORD, KENT DA1 5BU
* FREEHOLD INVESTMENT FOR SALE ***



**MULTI-LET INDUSTRIAL/WAREHOUSE &
OFFICE INVESTMENT
12,255 SQ. FT. (1,138.60 M²)**

FOR SALE

WATSON DAY
CHARTERED SURVEYORS

01322 475940
watsonday.com

LOCATION

The property is located on Sandpit Road, approximately 0.5 miles to the north west of Dartford town centre. J1A, M25 is approximately 1.5 miles to the east. Mainline railway services and high speed one services are available from Dartford train station.

- Dartford train station – 0.5 mile
- Nearest bus stop – 50 metres
- Blackwall Tunnel – 10 miles
- Canary Wharf – 12 miles
- City Airport – 9 miles
- Tower Bridge – 15 miles

DESCRIPTION

The property comprises an industrial/warehouse and office investment. Salient features of the property are as follows:-

- Multi-let investment
- Eight separate occupiers
- Warehouse and office uses
- LED & Cat 2 lighting
- Communal WCS & kitchen
- Large car park
- Three Phase Power
- High Speed Broadband
- Site area 0.5 acres/0.2 hectares
- Gross income £207,660 per annum (including service charge and business rates)
- Net income £124,460 per annum

ACCOMMODATION

The property has the following gross internal areas:-

Ground	8,364 sq. ft.	(777.13 m ²)
First	3,440 sq. ft.	(319.51 m ²)
Canopy	451 sq. ft.	(41.96 m ²)
Total	12,255 sq. ft.	(1,138.60 m²)

The total site area is approx. 0.5 acres/0.2 hectares

RENT & LEASE TERMS

See schedule below

SERVICE CHARGE

The accommodation is let on inclusive tenancy agreements. Rents include business rates, buildings insurance, light, heat, power, water, drainage, communal area cleaning, office waste disposal, window cleaning, maintenance and management charge.

LOCATION PLAN



PRICE

£1,500,000 (freehold).

Allowing for purchaser's costs at 6.60% a purchase at £1,500,000 provides an attractive net initial yield of 7.78%. This also shows a low capital value of £123 per sq. ft.

VAT

We understand VAT is not payable on the purchase price.

ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event 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.

BUSINESS RATES

Rateable Value £93,000

ENERGY PERFORMANCE CERTIFICATE

Band C (72). Valid until 24.05.2032.

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01322 475940/07764 476915

richardturnill@watsonday.com

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



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Accommodation & Tenancy Schedule

Unit	Floor	Tenant	Area / Sq Ft	Rent £/ pa	Use
3	Ground	Tenant 1	2,935	£53,664	Workshop
3	First	Tenant 2	230	£7,488	Office
3	First	Tenant 3	373	£9,600	Office
3 & 4	First	Tenant 4	1,132	£33,696	Office
4	Ground	Tenant 5	222	£5,940	Workshop
4 & 5	Ground	Tenant 6	5,317	£63,804	Warehouse
5	First	Tenant 7	978	£26,868	Office
5	First	Tenant 8	306	£6,600	Office
				£207,660	

The landlord estimates that the current cost of services is £83,200 (including Business Rates, Electricity, Gas, Health & Safety, Bin Collection and Broadband). Therefore, the net rent is £124,460 per annum.

Tenancy agreements available for review upon request.

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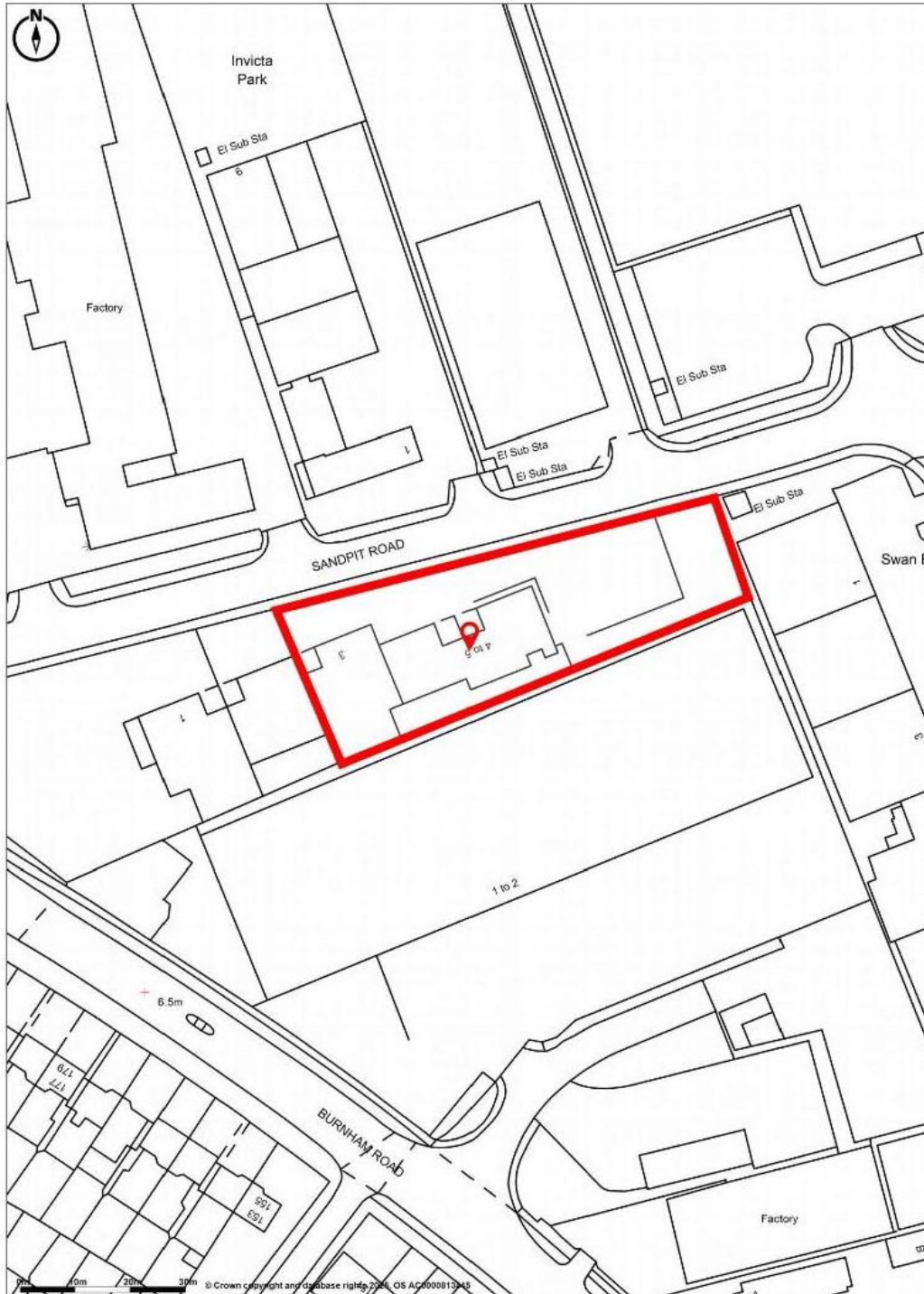
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Site Plan



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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