



## TO LET

FORMER TIMBER AND VEHICLE SALES YARD, 301 LOWFIELD STREET, DARTFORD, KENT, DA1 2SN

CONCRETE SURFACED OPEN STORAGE/VEHICLE SALES  
0.25 Acres (0.1 Hectares)

- Mainly level concrete surfaced yard
- Fenced and gated yard
- Open storage and vehicle sales uses
- Self-contained site
- Easy access to Dartford town centre + M25 J1 A & B
- <https://what3words.com/answer.crops.garage>

01322 475940

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

**WATSON DAY**  
CHARTERED SURVEYORS

## FORMER TIMBER AND VEHICLE SALES YARD, 301 LOWFIELD STREET, DARTFORD, KENT, DA1 2SN

### Location

The property is situated on the northern side of Oakfield Lane to the south of Dartford town centre. Dartford train station is approximately 600 metres to the north and provides services to London Bridge in a journey time of approximately 35 minutes.

Easy access is provided to junction 1A and 1B of the M25 which are both approximately 1 mile to the east.



### Description

The property comprises a prominent sales and storage yard. Salient features include:-

- \* Concrete surfaced yard
- \* Mainly level
- \* Fenced and gated yard
- \* Open storage and vehicle sales uses
- \* Self-contained site
- \* Easy access to Dartford town centre + M25 J1 A+B
- \* Mains services on site
- \* Not suitable for recycling, waste or scrap vehicles
- \* Available Immediately

### Accommodation

0.25 acres (0.10 hectares)

	Acres	Hectares
Total Site	0.25	0.1
<b>TOTAL</b>	<b>0.25</b>	<b>0.1</b>

### Terms

The property is available on an assignment or sublease for a term expiring November 2029.

We understand the property is elected for VAT and therefore VAT will be payable.

### Rent

On Application

### VAT

The property is elected for VAT.

### Service Charge

None.

### Business Rates

Rateable Value - £38,500

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

### Planning

Current planning - Ref: 13/01688/COU for commercial vehicle hire and sales.

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

### Energy Performance Certificate

No Buildings.

### Legal Costs

Each party to bear their own legal costs.

### Viewing

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS  
01634 668000

#### Richard Turnill

07764 476915

richardturnill@watsonday.com

#### Ciaran Dewar

07523 171307

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