



INDUSTRIAL UNIT

TO LET

300.63 sq m – 3536 sq ft

G2 RIVERSIDE INDUSTRIAL ESTATE RIVERSIDE WAY

DARTFORD KENT DA1 5BS

01322 288254 • WWW.COBBSPROPERTY.CO.UK • 17 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT, ME2 2BF

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G2 Riverside Industrial Estate Riverside Way Dartford Kent DA1 5BS

DESCRIPTION

The premises comprise a single storey industrial unit constructed in concrete portal frame with part block/brick elevations and part profile cladding. The ground floor is suitable for Production/Warehouse use. There are self-contained offices to the front of the building. On site car parking available.

FLOOR AREAS	sq m	sq ft
(approx gross internal)		
Factory/Warehouse kitchen and toilets.	257.76	2775
Ground floor offices	42.87	461
Total	300.63	3536

RATES

The Property is assessed for Business Rates having a rateable value of £38,250
Current rate in the pound 49.9p 2023/2024

ENERGY PERFORMANCE

Certificate awaited.

VIEWING

By appointment through Cobbs Property Services Ltd.
Contact Robert Ingram 01322 288254
Email: robert@cobbsproperty.co.uk

LOCATION

The Riverside Industrial Estate is situated in an established industrial location within a mile of Dartford Town Centre and a little under 2 miles from Junction 1a M25 and the River Crossing via the A206 (Dartford Northern Bypass dual carriage way)

LEASE TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed.

RENT

49,500 per annum exclusive.

SERVICE CHARGES

Service charges will be payable in respect of the maintenance repair and management of the common areas.

VAT

Rent and service charges will be subject to VAT

LEGAL COSTS

Each Party to be responsible for their own legal costs.

