

## MEDICAL CENTRE, KNIGHTS REACH DA9 9ZQ

Medical Centre Premises – Freehold For Sale



## LOCATION

Stone is a village in the parish of Dartford, situated north West Kent, conveniently positioned just off the M25 and A2 and with an immediate residential population of approximately 13,000 people. It also draws from the wider areas of Greenhithe, Swanscombe and Ebbsfleet as well as Dartford itself.

The subject property is positioned at the front of the new Knights Reach housing development and benefits from frontage onto London Road, the principal arterial route for residents in the area. It provides easy access back into Dartford and Bluewater as well as the surrounding residential areas.

## ACCOMMODATION

The premises are arranged over ground and mezzanine levels, with the approximate following areas.

<b>Ground Floor</b>	192.6 sq m	2,073 sq ft
<b>Mezzanine</b>	91.6 sq m	986 sq ft

## USE

The premises has consent for use as a Doctors Surgery and medical centre. Further details can be provided upon request.

## TERMS

The property is available by way of a sale of the freehold interest, for which offers in the region of £1.2m are sought. Alternatively an occupational lease would be considered with a guide rent of £100,000 per annum exclusive.

## ANTI-MONEY LAUNDERING

Upon agreeing terms, the successful purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.

## CONTACT

To arrange an inspection of the property please contact sole agents:-

Alex Standen  
01892 707577  
07770 935263  
[astanden@cradick.co.uk](mailto:astanden@cradick.co.uk)

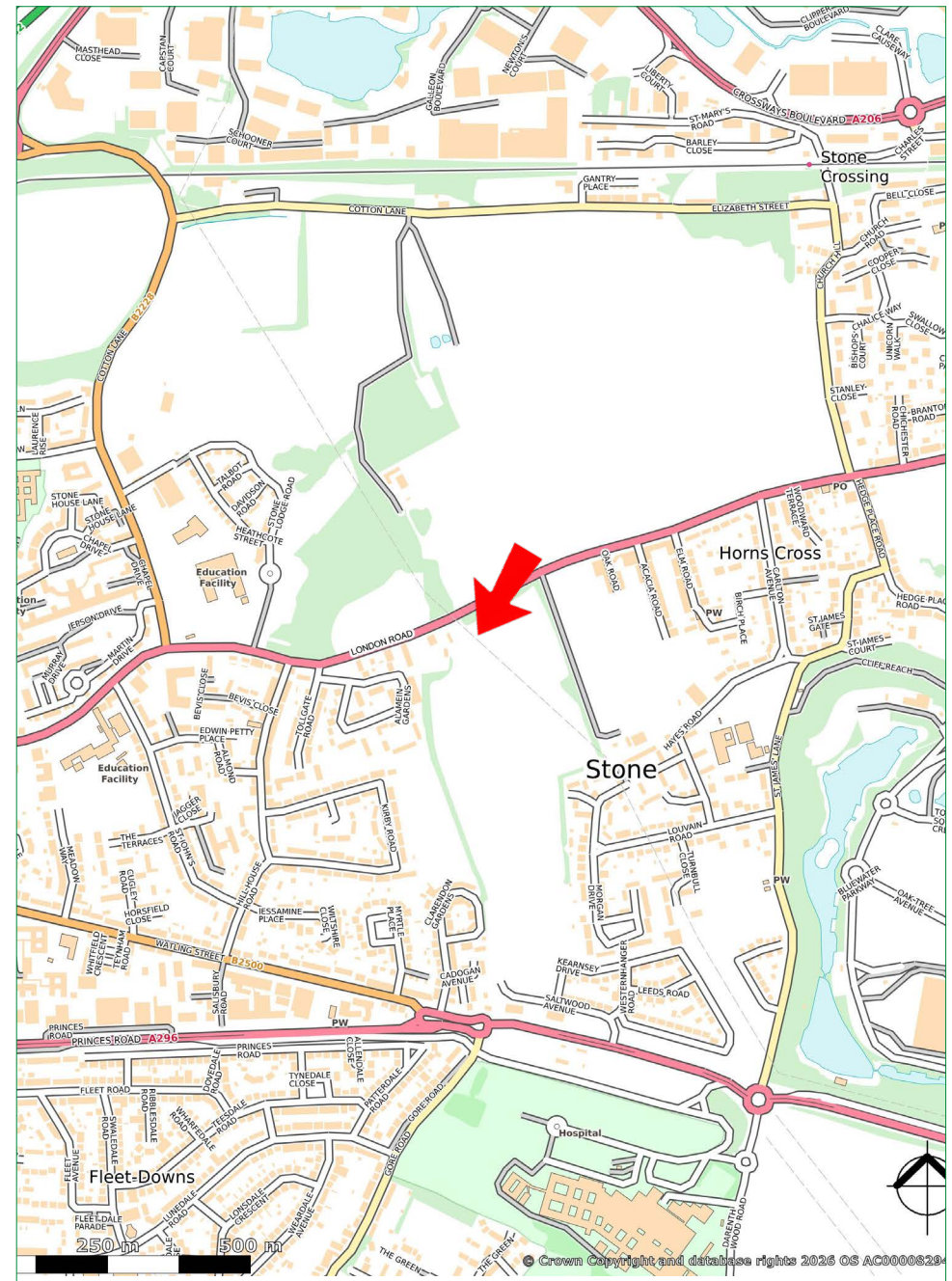
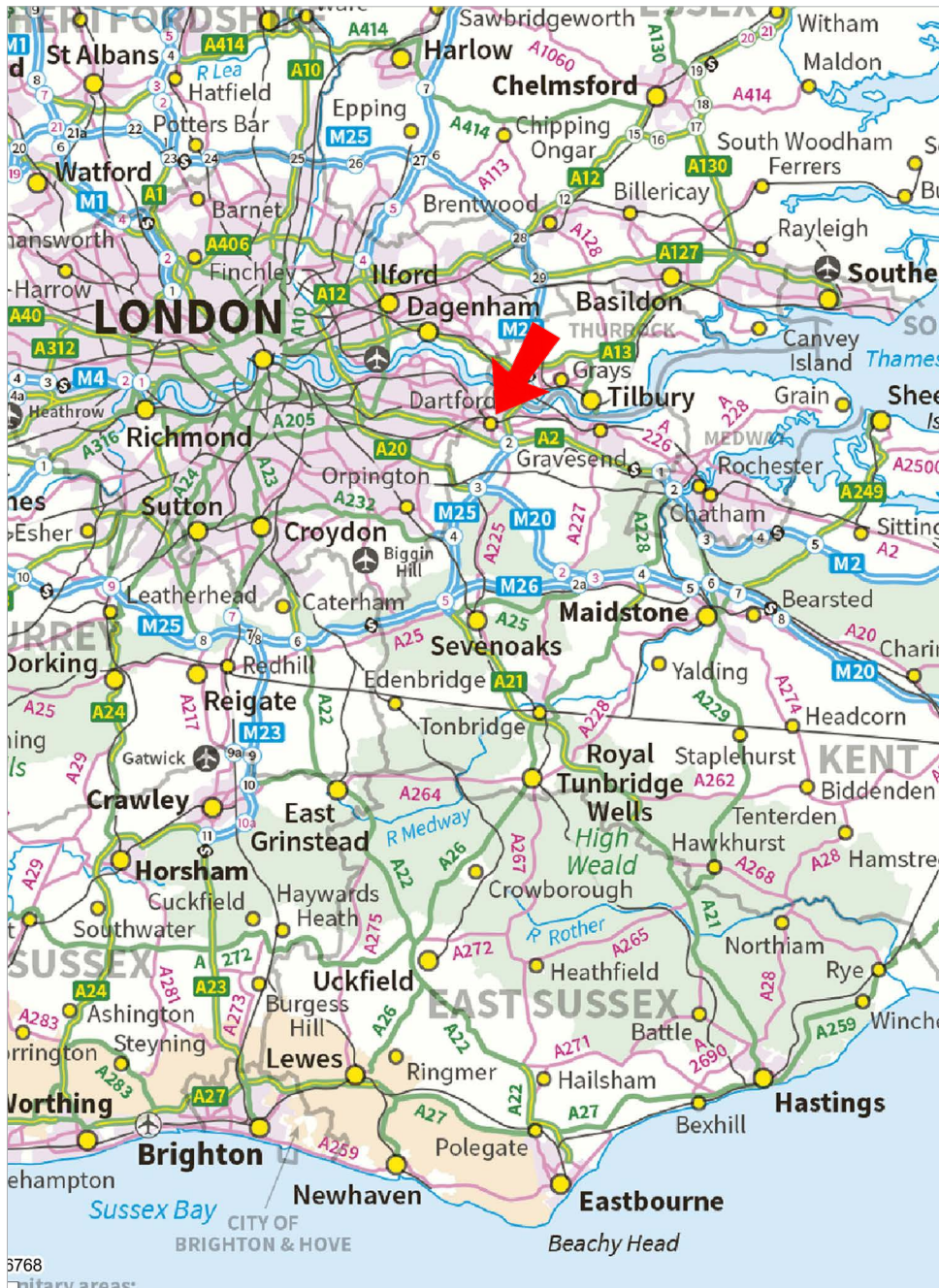
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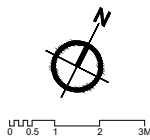
[www.cradick.co.uk](http://www.cradick.co.uk)

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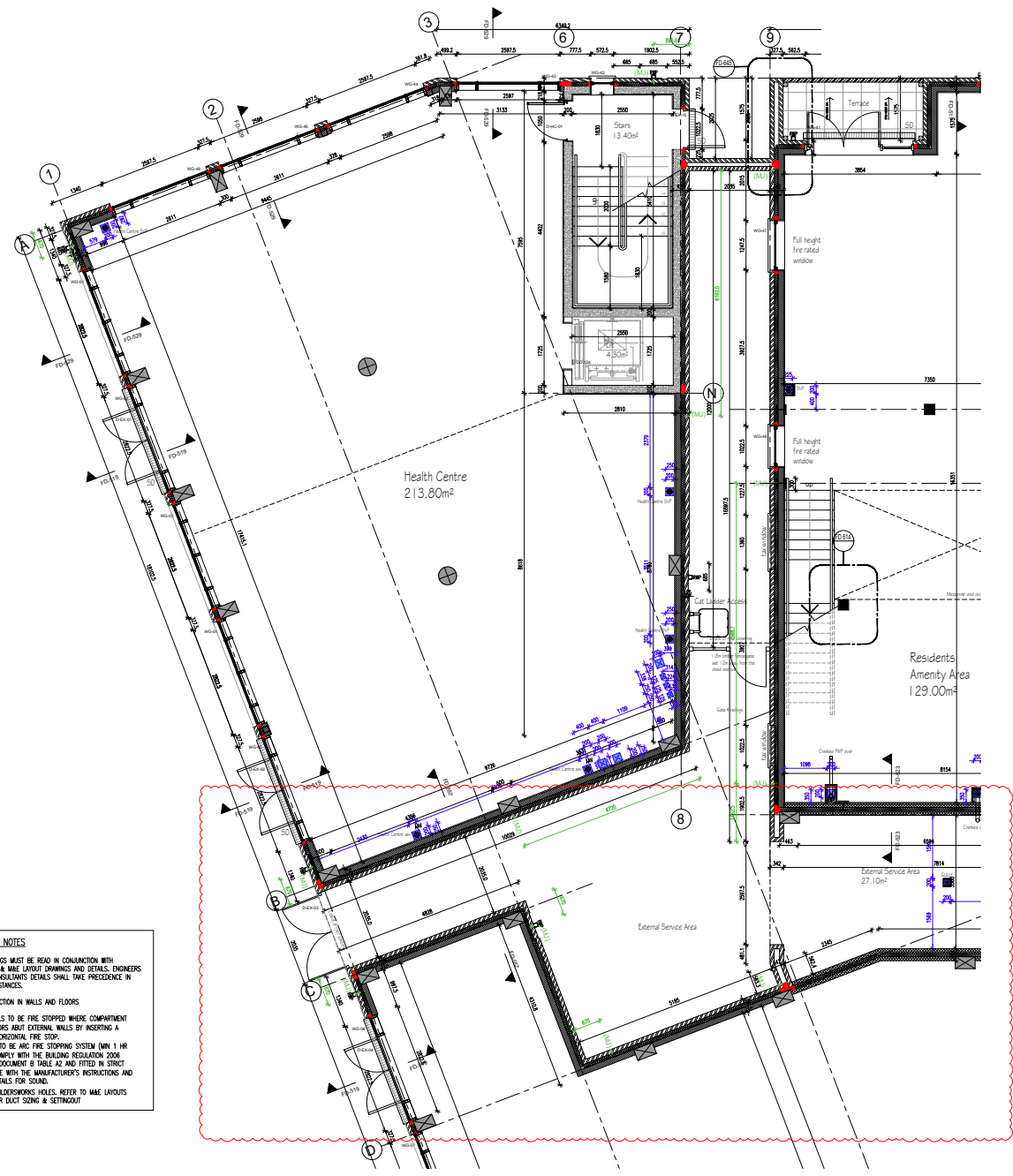


EXTERNAL WALL TYPE LEGEND (FLATS - MASONRY CONSTRUCTION)	
<b>EXTERNAL WALLS</b>	
	102.5mm FACING BRICKWORK
	100mm AERCRETE BLOCKWORK - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION
	CYCLE & REFUSE WALLS SINGLE OR DOUBLE SKINS OF BLOCKWORK SUBJECT TO STRUCTURAL ENGINEER DESIGN & SPECIFICATIONS
	102.5mm FACING BRICKWORK
	102.5mm FACING BRICKWORK
<b>CAVITY EXTERNAL WALL</b>	
	57.5MM OVERALL THICKNESS COMPRISING: 102.5MM FACING BRICKWORK OUTER SKIN 100MM FULLY FILLED CAVITY TO ACHIEVE A U-VALUE OF 0.25W/M2K (OR AS SAPS CALCULATION) 10MM INNER SKIN THERMAL SHIELD OR TRAPAC REMOTE LIGHTWEIGHT BLOCKWORK - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION 1 X LAYER OF 12.5MM PLASTERBOARD (NOM. 8kg/m <sup>2</sup> ) ON DABS WITH ALL JOINTS TAPED
	102.5mm FACING BRICKWORK
<b>INTERNAL WALLS</b>	
	100mm OR 215mm BLOCKWORK - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION
	215mm BLOCKWORK LAD FLAT FORMING THE LFT ENCLOSURES - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION
<b>SEPARATING WALL - CAVITY PARTY WALL</b>	
	200MM OVERALL THICKNESS COMPRISING: 1 X LAYER OF 12.5MM PLASTERBOARD (NOM. 8kg/m <sup>2</sup> ) ON DABS WITH ALL JOINTS TAPED 100mm BLOCKWORK - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION 100MM CAVITY FULLY FILLED WITH 'YOUNUF SUPER' PARTY-WALL BLOWN GLASS MINERAL WOOL INSULATION - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION 1 X LAYER OF 12.5MM PLASTERBOARD (NOM. 8kg/m <sup>2</sup> ) ON DABS WITH ALL JOINTS TAPED

FOR INTERNAL WALL TYPES, PLEASE REFER TO FLAT TYPE DRAWINGS

FLOOR PLAN LEGEND	
WI	WATER MAINS
DC	DIRECT CONNECTION
RWP	RANWATER DOWNPIPE
SP / SVP	SOIL PIPE / SOIL AND VENT PIPE
SS	STUB STACK (WITH AM)
FS	ARC CAVITY STOP SOCK OR SIMILAR APPROVED ARC EDD CAVITY CLOSERS AROUND OPENINGS OR SIMILAR APPROVED
MJ	MOVEMENT JOINT (REFER TO STRUCTURAL ENGINEER'S SPECIFICATION AND NOTES)
	LINEAR DRAINAGE CHANNEL
	MECHANICAL EXTRACT (CEILING/WALL MOUNTED)
	REFER TO MAE LAYOUT FOR DETAILS & SPECS

GENERAL NOTES	
ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH ENGINEERS & MAE LAYOUT DRAWINGS AND DETAILS. ENGINEERS & MAE CONSULTANTS' DETAILS SHALL TAKE PRECEDENCE IN ALL CIRCUMSTANCES.	
FIRE PROTECTION IN WALLS AND FLOORS	
CAVITY WALLS TO BE FIRE STOPPED WHERE COMPARTMENT WALLS/FLOORS ABUT EXTERNAL WALLS BY INSERTING A VERTICAL/HORIZONTAL FIRE STOP.	
FIRE STOP TO BE ARC FIRE STOPPING SYSTEM (MIN 1 HR F.R.) TO COMPLY WITH THE BUILDING REGULATION 2006 APPROVED DOCUMENT B TABLE A2 AND FITTED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ROBUST DETAILS FOR SOUND.	
	BUILDINGWORKS HOLES. REFER TO MAE LAYOUTS FOR DUST SING & SETTINGOUT



**GENERAL NOTES**

do not scale from the drawing; all dimensions shall be checked on site prior to commencing works.

all works shall conform to the current edition of the building regulations and other relevant statutory requirements.

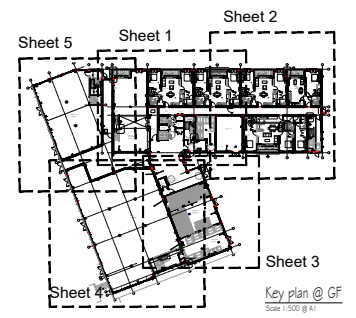
all materials and workmanship shall conform with the relevant British standards specifications and codes of practice.

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this drawing shall be used in conjunction with gdm architect's health and safety risk assessments and all works shall be carried out in a safe manner, by competent persons.

drawing produced by gdm architects Ltd based on gdm architects.

revision	details	by:	date:
A	PRELIMINARY issue	mbc	28.10.22
T1	TENDER issue	mbc	02.05.23
T2	GA layout general update	mbc	12.05.23
T3	MFRB indicated & RW cylinder locations updated	mbc	12.05.23
T4	GA layout gen. revised	mbc	28.07.23
T5	Notes + TIC reference numbers, internal and external communal setting out dimensions added	mbc	07.08.23
T6	Ventilation services layout added	ew	29.09.23
T7	Terrace and lifted balcony doors updated	ew	10.10.23
T8	Setting out and bathroom layouts amended	p	13.03.24
C1	Refinement to MJ/vertical shaftwork/balcony posts added, extra changes added, superstructure updated to 3D drawings, profile in projecting canopy added, detail references in tables, fire venting updated to MEP design, bathroom layouts updated, fire alarm, external & command door schedule including BS & smoke shaft references/other openings updated, MFRB reinforcement detailing added, brick pier setting to substructure added, base drawing & fire alarm legends generally updated, drawing status change to CONSTRUCTION issue	mbc	05.08.24
C2	Lift door and wall 5.0. updated in consultation with lift manufact. settings out & details	mbc	05.08.24
C3	Drawing viewport expanded to show the corner panel of the wall unit/external service area	mbc	10.12.24



**Taylor Wimpey**

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client: Taylor Wimpey, South East

project: Stonepit 2, Dartford

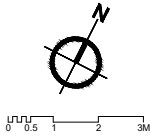
title: BLOCK 1 - Ground Floor Layout Sheet 5

date: Sept. 2022 drawn by: mbc

scale: 1:50 @ A1 checked: kpm

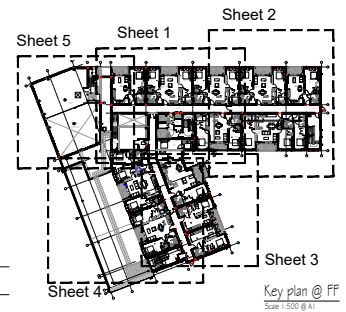
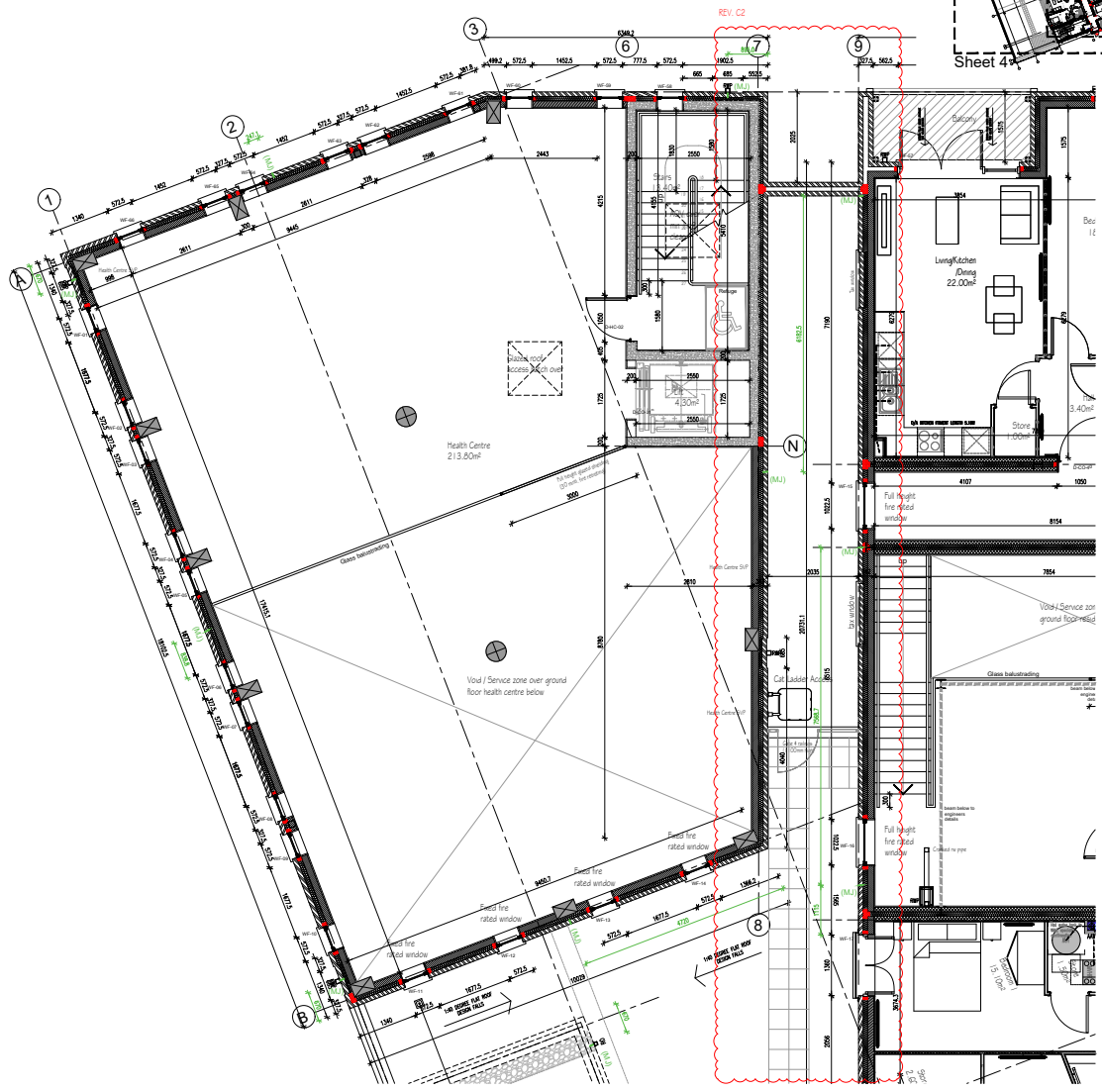
**CONSTRUCTION**

project number	drawing number	revision
21968	F1-105	C3



FLOOR PLAN LEGEND		GENERAL NOTES
WI	WATER INTAKE	<p>ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH ENGINEERS &amp; MAKE LAYOUT DRAWINGS AND DETAILS. ENGINEERS &amp; MAKE CONSULTANTS DETAILS SHALL TAKE PRECEDENCE IN ALL CIRCUMSTANCES.</p> <p>FIRE PROTECTION IN WALLS AND FLOORS</p> <p>CAVITY WALLS TO BE FIRE STOPPED WHERE COMPARTMENT WALLS/FLOORS ABUT EXTERNAL WALLS BY INSERTING A VERTICAL/HORIZONTAL FIRE STOP.</p> <p>FIRE STOP TO BE AND FIRE STOPPING SYSTEM (MIN 1 HR F.R.) TO COMPLY WITH THE BUILDING REGULATION 2006 APPROVED DOCUMENT B TABLE A2 AND FITTED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ROBUST DETAILS FOR SOUND.</p> <p>BUILDINGSWORKS HILLS: REFER TO MAKE LAYOUTS FOR GUT SIZING &amp; SETTING</p>
DC	DIRECT CONNECTION	
RWP	RAINWATER DOWNPIPE	
SP / SVP	SOIL PIPE / SOIL AND VENT PIPE	
SS	STUB STACK (WITH AM)	
FS	ARC CAVITY STOP SOCK OR SIMILAR APPROVED ARC CAVITY STOP CLOSERS AROUND OPENINGS OR SIMILAR APPROVED	
MJ	MOVEMENT JOINT (REFER TO STRUCTURAL ENGINEER'S SPECIFICATION AND NOTES)	
---	LINEAR DRAINAGE CHANNEL	
---	METALLIC DRAINAGE CHANNEL (CEILING/WALL MOUNTED)	
---	REFER TO MAKE LAYOUTS FOR DETAILS & SPECS	

EXTERNAL WALL TYPE LEGEND (FLATS - MASONRY CONSTRUCTION)	
<b>EXTERNAL WALLS</b>	
	102.5mm FACING BRICKWORK
	100mm ANCRETE BLOCKWORK, REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION
	CYCLE & REFUSE WALLS SINGLE OR DOUBLE SKINS OF BRICKWORK, REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION
	102.5MM FACING BRICKWORK - 102.5MM FACING BRICKWORK
	CAVITY EXTERNAL WALL 275MM OVERALL THICKNESS COMPRISING: - 102.5MM FACING BRICKWORK OUTER SKIN - 100MM FULLY FILLED CAVITY TO ACHIEVE A U-VALUE OF 0.20M <sup>2</sup> K OR AS SIPS CALCULATION - 10MM INNER SKIN THERMALITE SHIELD OR 10MMAC HEAVYWEIGHT LIGHTWEIGHT BLOCKWORK, REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION - 1 X LAYER OF 12.5MM PLASTERBOARD (NOM. 8kg/m <sup>2</sup> ) ON DABS WITH ALL JOINTS TAPED
	14T & MISS BRICKWORK DETAILING
<b>INTERNAL WALLS</b>	
	100mm or 215mm BLOCKWORK - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION
	215mm BLOCKWORK LIND FLAT FORMING THE LEFT ENCLOSURES, REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION
<b>SEPARATING WALL - CAVITY PARTY WALL (215mm-300)</b>	
	300MM OVERALL THICKNESS COMPRISING: - 1 X LAYER OF 12.5MM PLASTERBOARD (NOM. 8kg/m <sup>2</sup> ) ON DABS WITH ALL JOINTS TAPED - 100mm BLOCKWORK - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION - 100MM CAVITY FILLED WITH MINUF SUPAFLEX PARTIAL BLOWN GLASS MINERAL WOOL INSULATOR - 100mm BLOCKWORK - REFER TO S.E. GA PLAN DETAIL DRAWINGS FOR BLOCKWORK TYPE/STRENGTH/SPECIFICATION - 1 X LAYER OF 12.5MM PLASTERBOARD (NOM. 8kg/m <sup>2</sup> ) ON DABS WITH ALL JOINTS TAPED
FOR INTERNAL WALL TYPES, PLEASE REFER TO FLAT TYPE DRAWINGS	



Key plan @ FF  
Scale 1:500 @ A1

**GENERAL NOTES:**  
do not know from the drawing, all dimensions shall be checked on site prior to commencing work.  
all works shall conform to the current edition of the building regulations and other relevant statutory requirements.  
all materials and workmanship shall conform with the relevant British Standard specifications and codes of practice.  
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this drawing shall be read in conjunction with gdm architect's health and safety risk assessments and all works shall be carried out in a safe manner, by competent persons.  
drawing produced by gdm architects for trading as gdm architects.

revision:	details:	by:	date:
A	PRELIMINARY issue	mbc	28.10.22
T1	TENDER issue	mbc	02.05.23
T2	GIA through general update	mbc	12.05.23
T3	MVHR installed & HRV cylinder locations updated	mbc	12.06.23
T4	GIA through gen. revised	mbc	28.07.23
T5	trusses & BIC references omitted. Internal and external command window dimensions updated	mbc	02.08.23
T6	ventilation services layout updated	aw	25.08.23
T7	terrace and Juliet balcony doors updated	aw	10.10.23
T8	bedroom, bathroom and bathroom layouts updated	js	13.03.24
C1	settlements to MJ/vertical drainage, laboratory grade added, extra drainage added, superstructure references to BE drawing, grade to projecting canopy added, detail references added, BIF1 selfignifugant updated to MF3 design, bathroom fancoils updated, fire internal, external & command door schedule including fire & smoke shut intercom/closet openings updated, MVHR maintenance pathway added, back pier selfignifugant to substructure added, base drawing & fire door & window generally updated, drawing status changed to CONSTRUCTION issue	mbc	04.07.25
C2	Door openings/wall selfignifugant running mbc	aw	04.07.25

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client: Taylor Wimpey, South East  
project: Stonepil 2, Dartford  
title: BLOCK 1 - First Floor Layout Sheet 5  
date: Sept. 2022 drawn by: mbc  
scale: 1:50 @ A1 checked: kpm  
CONSTRUCTION

project number	drawing number	revision
21968	F1-110	C2