

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

# STEAM CRANE WHARF, HYTHE STREET DARTFORD, KENT DA1 1BN

CoStar AWARDS  
ANNUAL AWARDS

TOP AGENCY

2024  
WINNER



**PART CONCRETE SURFACED  
OPEN STORAGE YARD  
0.33 ACRES (0.13 HECTARES)**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01322 475940**  
**watsonday.com**

## LOCATION

The property is situated on the eastern side of Hythe Street to the north of Dartford town centre. Dartford train station is approximately 200 metres to the south 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.

For location click link or copy & paste <https://w3w.co/statue.bond.audio> into your browser

## DESCRIPTION

The property comprises an industrial open storage yard. Salient features include:-

- Part concrete surfaced yard
- Fenced and gated yard
- Open storage uses
- Previously used for aggregate storage
- Self-contained site
- Easy access to Dartford town centre + M25 J1 A+B
- No services on site
- Not suitable for recycling, waste or scrap vehicles
- Available Immediately

## ACCOMMODATION

The total site area is approx. 0.33 acres/0.13 hectares

## TERMS

The property is available on a new lease for a term to be agreed.

## RENT

£45,000 per annum exclusive.

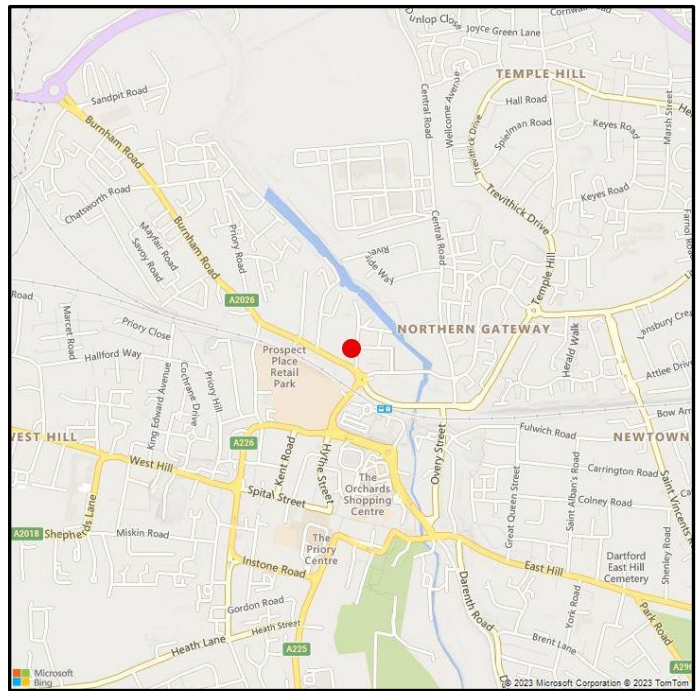
## VAT

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

## SERVICE CHARGE

None.

## LOCATION PLAN



## BUSINESS RATES

We understand from the VOA website the Rateable Value for the property is £28,250.

From 1<sup>st</sup> April 2026 the rateable value will be £31,000.

Interested parties are advised to contact Dartford Council in regard to exact rates payable.

## LEGAL COSTS

Each party to bear their own legal and other costs.

## ENERGY PERFORMANCE CERTIFICATE

No Buildings.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

Ciaran Dewar

07523 171307

[ciarandewar@watsonday.com](mailto:ciarandewar@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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## AERIAL PHOTO



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