



TO BE REFURBISHED - AVAILABLE Q4 2022

TO LET Industrial/Warehouse unit
3,454 sq.ft (321 sq.m)

Unit A4, Riverside Industrial Estate, Dartford, Kent, DA1 5BS

- Ancillary office accommodation
- Full height shutter door
- Allocated parking spaces

LCP

01384 405630
www.lcpproperties.co.uk

Unit A4, Riverside Industrial Estate, Dartford, Kent, DA1 5BS



Unit A4, Riverside Industrial Estate, Dartford, Kent, DA1 5BS

Areas (Approx. Gross Internal)

Total	3,454 sq.ft	(321 sq.m)
-------	-------------	------------

Description:

Riverside Industrial Estate is located on Riverside Way off Mill Pond Road close to the junction with Home Gardens (Dartford town centre ring road system) close to the town centre. Access to junction 1a M25 is from Victoria Road via Bob Dunn Way (A206).

Dartford railway station is a short walk from the estate with regular train services to London Bridge, Charing Cross and Cannon Street.

- 10'10" (3.30m) eaves height
- 16'10" (5.13m) to apex
- Ancillary office accommodation
- Full height shutter door
- WC and kitchen facilities
- 7 allocated parking spaces

Rent

£52,000 p.a

Business Rates

The property is assessed for business rate purposes as follows;

Workshop and premises - £22,000

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

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance Certificate

D-80. Certificate valid until 26.09.2030.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - DA1 5BS - [///other.gained.atoms](http://www.other.gained.atoms)

Riverside Industrial Estate immediately to the north of Dartford town centre is well located for access to the M25 and A2 and lies approximately 16 miles from central London. Junctions 1a and 1b M25 are both within 1.5 miles of the estate and the Dartford Heath junction on the A2 is 2 miles distant.

Distance from Local Areas (Approx.)

Dartford	2.3 Miles
Erith	3.9 Miles
Bexley	4.4 Miles
Bexleyheath	4.8 Miles
Darenth	5.3 Miles
Welling	5.8 Miles
Purfleet	5.8 Miles
Greenhithe	7.3 Miles

Viewing

Strictly via prior appointment with the appointed agent

WATSON DAY
CHARTERED SURVEYORS

01322 475940
watsonday.com

Richard Turnill
07764 476915
richardturnill@watsonday.com

James Clement
07843 190283
jamesclement@watsonday.com

LCP

01384 405630
www.lcpproperties.co.uk

Claudia Gasparro
07831 338014
CGasparro@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpproperties.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.