

## TO LET

**UNIT 11 BUTTERLY AVENUE, QUESTOR,  
DARTFORD DA1 1JG  
AVAILABLE SEPTEMBER 2020  
10,473 sq ft (973 sq m)**



- Industrial / Warehouse Unit
- 1 mile J1b M25 approx 15 miles from Central London
- 24 hour on site security with CCTV coverage
- 5.85 m eaves height
- Three large loading doors (4.9 x 3.5)

# questor

## LOCATION

The Questor Estate is located off Hawley Road (A225) approximately 1 mile west of junction 1b of the M25. Dartford town centre is approximately 1 mile to the north with its comprehensive shopping facilities and main line railway station.

## DESCRIPTION

The subject property comprises a concrete frame terrace unit. Externally there is parking to the side.

The property benefits from the following salient features:-

- 5.85m eaves height
- 3 Phase power supply
- Three up and over shutter door
- Two WCs
- 24 hour CCTV
- Separate loading forecourt
- Parking for 8-10 vehicles
- Available September 2020

## ACCOMMODATION

(Approximate Gross Internal Areas)

	Sq ft	Sq M
GF Warehouse	10,473	973
<b>Total</b>	<b>10,473</b>	<b>973</b>

## TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

## RENT

£8.75 per sq. ft.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

## EPC

EPC Rating D-90.



## BUSINESS RATES

The property is assessed for Business Rates as follows:-

Workshop and Premises £50,500

Please contact Dartford Borough Council (01322 343434) for further information in regard to confirmation of the actual rates liability.

## VAT

Will be applicable to rents and other outgoings on the estate.

## LEGAL COSTS

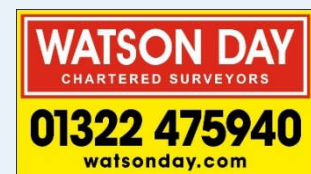
Each party to bear their own legal costs.

## VIEWING

Strictly by appointment through the joint sole agents.



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Altus Group and Watson Day for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that

1 These particulars do not constitute, nor constitute any part of, an offer or contract.

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