



DARTFORD
TRADING ESTATE

VICTORIA ROAD, DARTFORD, KENT DA1 5XS

NEW TOWN CENTRE INDUSTRIAL/TRADE DEVELOPMENT
UNITS FROM 11,350 SQ FT TO 18,786 SQ FT

TO LET



AVAILABLE NOW

dartfordtradingestate.co.uk





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LOCATION

The site is in close proximity to Dartford town centre and occupies a prominent location just off the A206 (Victoria Road), which links the town centre to the M25 (via the A206). The site benefits from being within walking distance to Dartford railway station, which offers regular services to Central London and other regional destinations.





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THE OPPORTUNITY

SPECIFICATION

All units have their own metered water and electrical supplies for incoming occupiers to use or expand. A separate unmetered gas supply is installed to every unit, plus all open plan mezzanine offices are fully cooled and heated.

Each unit has a meshed reinforced concrete ground floor slab designed to carry a maximum UDL of 50 KN m² (1000 lbs per sq ft). The main structural frame is steel with the first and second floor areas constructed of reinforced concrete to carry a maximum UDL of 5 KN m² (100 lbs per sq ft).

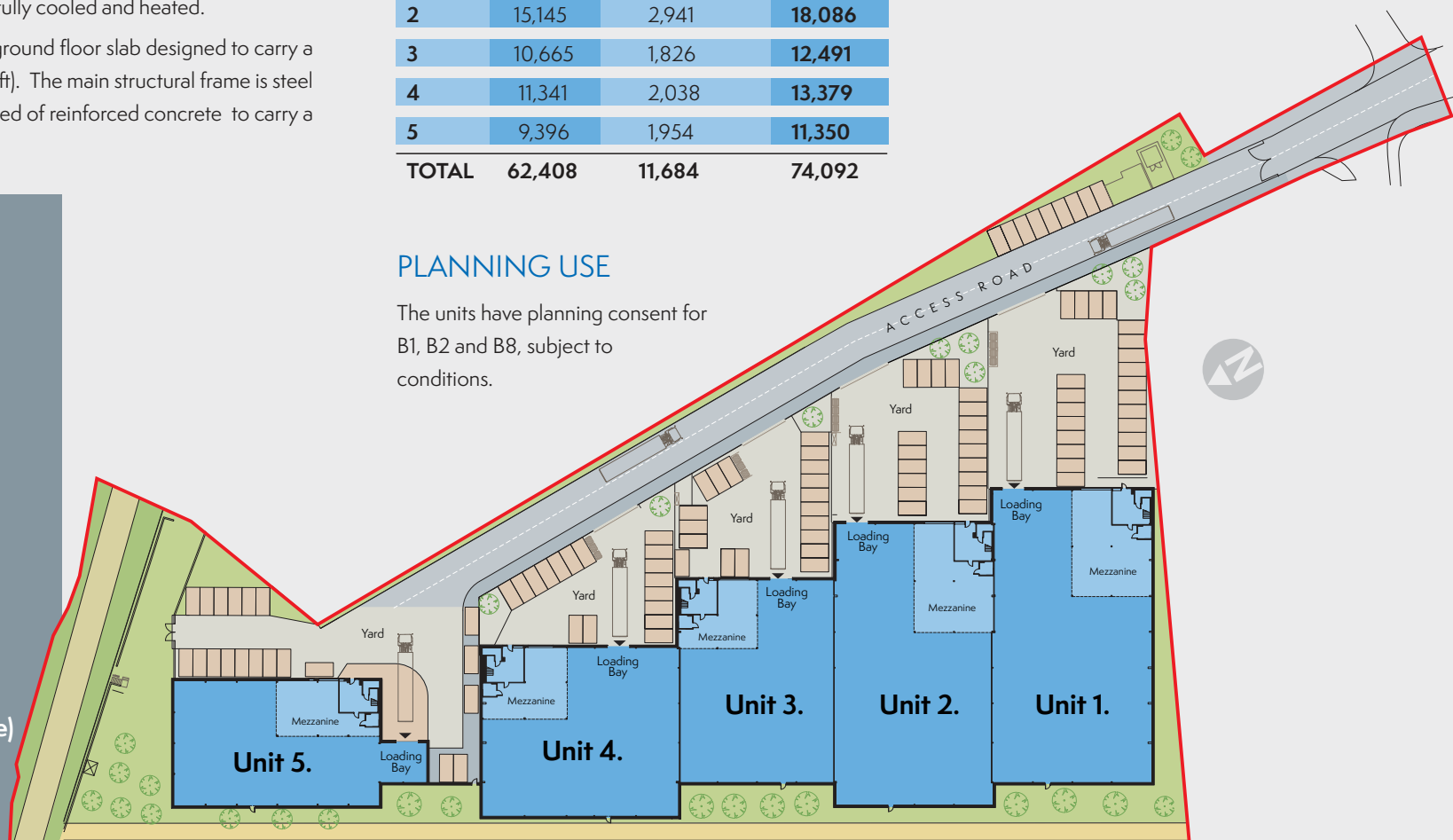
- Secure site
- Car parking and service yard
- 5m high vehicle access door
- 10% translucent roof lights
- Floor loading 50 KN m²
- 8m minimum eaves height
- 3 phase power
- Flexible mezzanine areas
- Fully cooled and heated fitted offices
- Male/Female/Disabled wcs to each unit
- Electric car charging points
- 5 min walk to Dartford Mainline Station (38 mins to London Bridge)
- 7 min walk to Dartford Town Centre

AREA SCHEDULE GIA

Unit	Ground sq ft	Mezzanine Sq ft	Unit Total sq ft
1	15,861	2,925	18,786
2	15,145	2,941	18,086
3	10,665	1,826	12,491
4	11,341	2,038	13,379
5	9,396	1,954	11,350
TOTAL	62,408	11,684	74,092

PLANNING USE

The units have planning consent for B1, B2 and B8, subject to conditions.

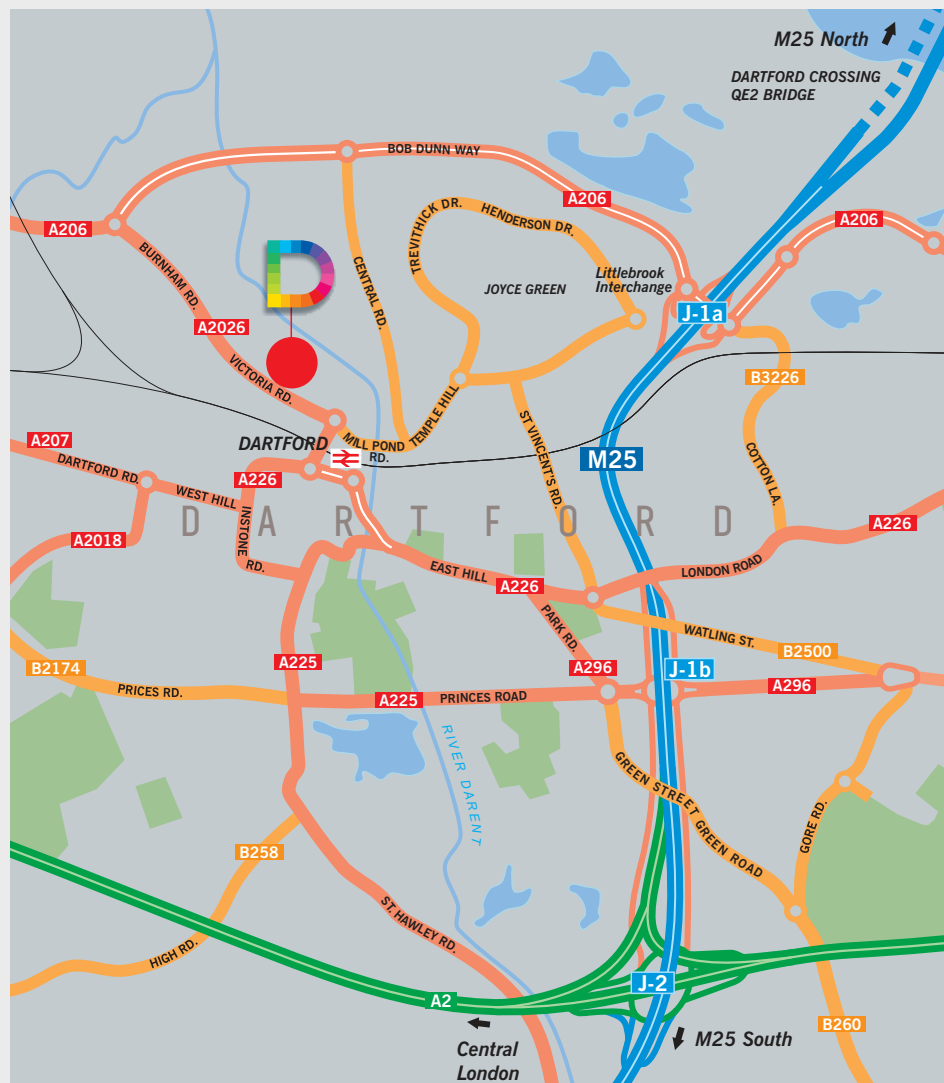


site plan is indicative only





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TERMS: Units are available on a leasehold basis.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: Strictly by appointment through the joint sole agents:

Stewart Smith: stewart.smith@altusgroup.com

Stephen Richmond: stephen.richmond@altusgroup.com

Mark Coxon: mcoxon@caxtons.com

