



Ground Floor, Christopher House, 663-675 Princes Road, Dartford, Kent DA2 6EF



REFURBISHED AIR CONDITIONED OFFICE SPACE WITH ON SITE PARKING TO LET 1,000 sq ft (92.87 sq m)

Location

The premises are conveniently located off Salisbury Road, which connects to Watling Street within a 3 minute drive of junction 1b of the M25, offering good access to London and the South East. Ebbsfleet International Station and Bluewater Shopping Centre are also within a short drive.

Description

The available office space is within a larger commercial complex which fronts Princes Road. The self contained office suite has recently benefitted from an extensive refurbishment to include a new air conditioning system.

Key Benefits

- ✓ Air conditioning
- ✓ Kitchenette
- ✓ Separate male and female WCs
- ✓ Generous on site car parking
- ✓ Suspended ceiling with recessed lighting
- ✓ Perimeter trunking

Accommodation (approx. NI)

	SQ FT	SQM
First Floor	1,000	92.87
Total	1,000	92.87





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Terms

The suite is available by way of a new lease at a rent of £15,000 per annum exclusive of other outgoings and VAT.

Rates

We understand that the Rateable Value with effect from 1st April 2017 is £7,800. Interested parties are however advised to make their own enquiries with Dartford Borough Council.

EPC

Energy Performance Asset Rating – D96.

Service Charge

A service charge is levied by the Landlord to cover the cost of maintenance of the common parts and main structure of the building.

Legal Costs

Each party to bear their own legal costs.

For further information contact:

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