



# Unit 4 Orbital One Trading Estate, Green Street Green Road, Dartford, Kent DA1 1QG



## A WELL LOCATED INDUSTRIAL / WAREHOUSE BUILDING WITH SELF-CONTAINED YARD TO LET

4,705 sq ft (437.08 sq m)

### Location

The Orbital One Trading Estate is located on Green Street Green Road accessed off Princes Road (A225) and within half a mile of junction 1b M25. Access to Princes Road from the south (anti-clockwise) is via junction 2 (A2-M25 interchange) and from the north (clockwise) is via junction 1b. The estate is situated a mile from Dartford town centre and Bluewater Shopping Centre is 3.5 miles to the east.

### Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### Description

Unit 4 is a modern detached industrial / warehouse unit constructed around a steel portal frame with profile clad elevations and partially glazed frontage incorporating a roller shutter access door. The unit benefits from a first floor office and loading is from a self-contained yard surfaced with block paving.

### Accommodation (approx. GIA)

	SQ FT	SQ M
GF Warehouse & Ancillary	4,157	386.19
1F Offices	548	50.89
<b>Total</b>	<b>4,705</b>	<b>437.08</b>



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## Location Plan



## Key Benefits

- ✓ M25 Junction 1b – 0.2 miles
- ✓ Eaves height (underside of haunch) 5.5m
- ✓ Height to ridge 7m
- ✓ 3 phase electricity and mains gas supplies
- ✓ Male and female WCs
- ✓ Kitchen area
- ✓ Roller shutter door

## VAT

VAT will be payable on rent and other outgoings.

## Legal Costs

Each party to bear their own legal costs.

## EPC

Energy Performance Asset Rating – Awaiting New Assessment.

For further information contact:

**Stephen Richmond**  
stephen.richmond@altusgroup.com  
**07771 900 682**

**Chris Birch**  
chris.birch@altusgroup.com  
**07976 681 951**

May 21

## Rent

On application.

## Rates

We understand from an inspection of the Valuation Office Agency website that the Rateable Value has temporarily been taken out of the Rating List. Interested parties are advised to make their own enquiries via Dartford Borough Council.

## Service Charge

A service charge is levied for the upkeep of the common parts of the estate. Details on application.

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Collingwood House, Schooner Court,  
Crossways Business Park,  
Dartford, DA2 6QQ  
**01322 285 588**  
space@altusgroup.com  
[www.altusgroup.com/property](http://www.altusgroup.com/property)

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