

## **4.4 Acre (1.78 Hectares) Site INDUSTRIAL UNIT & YARD HAWLEY ROAD, DARTFORD DA1 1PD**



### **Description**

The Property comprises a former depot with on-site parking for plant machinery, heavy goods vehicles and cars. A servicing shed fully fitted with "Pit" is available within the complex and comprises part of the 53,000sqft (4,923 sqm) of built space. The site is fully secured with controlled access and suits a variety of uses due to its location close to the town of Dartford and combination of open yard or storage and the readily adaptable industrial accommodation

# 020 7629 9111



### **Location**

The depot is accessed via a private driveway off Hawley Road, ideally suited to the movement of low loaders, substantial plant and vehicles. The property provides excellent access to the major local towns via the Hawley Road (A225), and due to its proximity to the A2 trunk road linking London with Dover and Junction 1 of the M25 Motorway, connecting the area to the National Motorway Network and onward to Europe via the channel ports and tunnel.

### **Accommodation**

We are advised there is in the order of 53,000sqft (4,923 sqm) on the site of built space, comprising offices, workshops and storage. It is anticipated that occupiers will primarily be interested in the yard and most likely look to rearrange some of the accommodation to suit their specific needs.

### **Terms**

The property is available on a new FRI Leases, Terms subject to negotiation or Freehold Subject to Contract and Lot size.

### **Business Rates**

Thomas Clive & Co suggests that interested parties make their own enquiries with the Local Authority.

### **Legal Costs**

Each party shall be responsible for their own professional costs, but an undertaking will be required to cover our client's abortive legal costs should a prospective tenant or purchaser not proceed

### **EPC**

An Energy Performance Certificate (EPC) is available upon request for this property.

### **VIEWING STRICTLY BY APPOINTMENT**

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