

# **UNIT 6 GALLEY HILL TRADING ESTATE SWANSCOMBE, DARTFORD, KENT DA10 0AA**

**DETACHED ROADSIDE INDUSTRIAL/WAREHOUSE UNIT CLOSE TO  
BLUEWATER AND PROPOSED PARAMOUNT DEVELOPMENT WITH  
REAR YARD AND AMPLE PARKING IDEAL FOR TRADE COUNTER USERS  
(SUBJECT TO PLANNING)**

**TO LET 3,142 SQ FT (292 SQ M)**



**Roadside View**



**Rear Elevation and Yard**

## **LOCATION:**

The unit is located on the Galley Hill Trading Estate which is the closest estate to Bluewater. The unit fronts the main A226 London Road, which links Dartford and Gravesend and provides access to the M25 south via the A2, Junction 2, or via the new road to Junction 1a/1b and 2 of the M25 just over 3 miles away and the regional shopping centre, Bluewater is within 2.5 miles. The Estate is within 0.75 miles of Ebbsfleet International Station.

The Estate is located on the south side of the A226 London Road at the junction with the High Street. Swanscombe Rail Station and the Swanscombe shopping facilities are within a few hundred meters. Unit 6 is a detached unit that fronts onto the High Street

The proposed Ebbsfleet International links the area to St.Pancras Station and has a journey time to London of 17 minutes. The Estate is fully let with occupiers including National Veterinary Supplies and Optimum Power Services.



Rear view and Yard



Internal View



Entrance

## DESCRIPTION:

The estate comprises six units, all currently let, set around a large landscaped yard and parking area on a secure, gated site fronting the A226, London Road linking Dartford and Gravesend.

The unit is of steel portal frame construction with part brick, part profile metal clad elevations under a pitched sheet roof incorporating roof lights. The unit benefits from 5.23m eaves and has a single roller shutter door (3.6 m wide & 3.8 m high) opening on to the yard to the rear. There are ground floor offices together with male and female toilets with a kitchenette. There is both fluorescent lighting to the offices and the warehouse. The property has been completely refurbished and re-clad together with new security fencing and gates installed for the estate.

## AMENITIES:

- Excellent location close to the A2, M25, Ebbsfleet International and Bluewater shopping centre and opposite the proposed Paramount development.
- Set in an area with significant improvements.
- Prominent location with frontage to High Street.
- Detached unit ideal for Trade Counter operation (subject to planning).
- Rear yard together with communal yard.
- Gas heating to offices and warehouse.

## ACCOMMODATION

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Area Basis, as set down below:

		Sq Ft	Sq M
Ground Floor	Office, 2 WC's, Kitchenette	624	58
	Workshop/warehouse	2,518	234
		<b>3,142</b>	<b>292</b>

<b>PLANNING:</b>	Light Industrial (B1c).
<b>RATING:</b>	Rateable value of £24,000 with rates payable for 2015/2016 of £11,832. These amounts are subject to change and should be verified by interested parties.
<b>EPC:</b>	Band D: 77
<b>TERMS:</b>	TO LET on a new lease for a term to be agreed.
<b>TO VIEW:</b>	By appointment with McMeeking Chartered Surveyors.

**FOR FURTHER INFORMATION OR TO VIEW CONTACT  
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