

**CHAPTER HOUSE, UNIT B RIVERSIDE INDUSTRIAL ESTATE,
DARTFORD, KENT DA1 5BS**

**REFURBISHED SELF CONTAINED AIR CONDITIONED FIRST FLOOR
OFFICES TOGETHER WITH CAR PARKING
(EXISTING TELEPHONE SYSTEM & FURNITURE AVAILABLE)**

TO LET 1,387 SQ.FT (129 SQ.M)



LOCATION:

The property is located on the well-established Riverside Industrial Estate in Dartford behind the former Glaxo Wellcome buildings. The estate provides a range of units, many owner occupied.

Chapter House is located towards the rear of the estate on a self-contained site.

DESCRIPTION:

The accommodation comprises the entire first floor of the two storey offices situated at the front of the building on a secure gated yard.

The accommodation is accessed via stairs from the small shared reception. The space provides 2 areas which have been split by demountable partitioning - the main offices which has been divided into a boardroom, one office and the main open plan offices together and a smaller area with two offices and store-room.

There is both male and female toilets and a kitchen. The accommodation has been fully refurbished to a high standard with Cat 2 lighting, Cat 5 cabling, new carpets, double glazing.

DESCRIPTION: There is gas central heating and air conditioning. The offices also benefit from a dedicated intruder alarm. The overall sense is of quiet well lit space with good natural daylight. There are to be 8 allocated car spaces.

ACCOMMODATION: We have measured the space on a Net Internal Area basis as set out below:-

| FLOOR | DESCRIPTION | SQ M | SQ FT |
|--------------|------------------|-----------------|--------------------|
| First | Reception | | |
| | Main – Open Plan | 53 | 589 |
| | Side Office | 16 | 168 |
| | Boardroom | 17 | 186 |
| | Office 1 | 27 | 294 |
| | Office 2 | 10 | 105 |
| | Store | 3 | 36 |
| | Kitchen | 3 | 28 |
| Total | | 129 Sq M | 1,387 Sq Ft |

- FEATURES:**
- Located just 1.25 m west of Junction 1A M25
 - Walking distance from Dartford railway station
 - 8 allocated car spaces
 - Gas central heating and air conditioning throughout
 - Cat 2 lighting and Cat 5 cabling
 - Good natural daylight throughout
 - Kitchenette and both male and female WC
 - Offices benefit from a dedicated intruder alarm.
 - Existing telephone system and office furniture available

RATING: A due proportion of the total rates payable for the building will be required

EPC: Band D (80)

TERMS: To let on flexible terms on a new internal repairing and insuring lease for minimum 1 year term. Rent on application.

**For further information or to view contact David M^cMeeking at
M^cMEEKING CHARTERED SURVEYORS
01892 536381**