

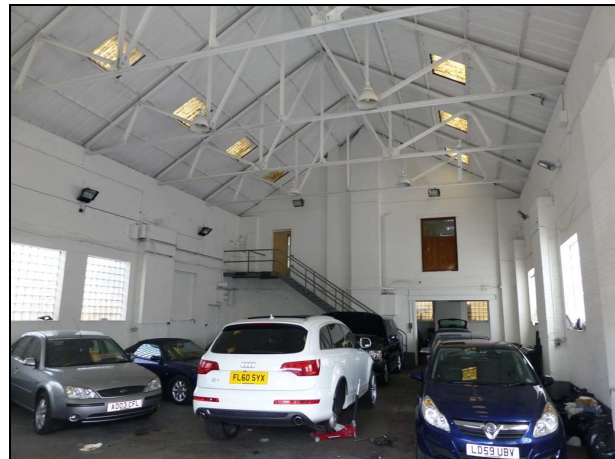
# UNIT 1 DEWLANDS INDUSTRIAL ESTATE LONDON ROAD, STONE, DARTFORD, KENT DA2 6AS

WAREHOUSE/WORKSHOP UNIT WITH PARKING  
AND FIRST FLOOR OFFICES LOCATED TO REAR OF KWIKFIT

**FOR SALE FREEHOLD**  
**3,786 SQ FT (352 SQ M)**



External View of Unit 1



Workshop Unit 1

## LOCATION

Dewlands Industrial Estate is a well-established estate fronting the A226 London Road just east of Dartford Town Centre and the M25.

Dartford is some 2.2 miles south of the QE 2 Bridge. Dewlands Industrial Estate is located some 1.1 miles east of Dartford on the east side of the M25 and almost equidistant by road between Junctions 1a and 1b M25. It is some two thirds of a mile to Junction 1a M25.

The property is forms part of a series of industrial units immediately behind the KwikFit Autocentre. Other nearby occupiers include Jewson.

**DESCRIPTION**

The property comprises a detached industrial unit with first floor offices and parking to the side set on a busy popular industrial estate. The property is of brick construction set below a pitched asbestos trussed roof incorporating translucent panels and benefits from the following;

- Eaves height of 6.1m to the underside of the roof frame.
- Single electronically operated loading door (width 3.67m height 4.83m).
- Windows to the elevations give good natural daylight throughout.
- Overhead sodium lighting.
- The workshop has painted brick walls.
- A small exterior store used as car preparation area currently.

There are first floor offices accessed via an internal staircase which provides three offices. The offices are finished to suspended ceilings with a combination of laminate flooring and linoleum.

There is car parking down the side of the building together with a small area to the front as shown on the title plan - please ask agents for details.

**ACCOMODATION**

We have measured the property on a Gross Internal Basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice as set down below:

		<u><b>Area (Sq M)</b></u>	<u><b>Area (Sq Ft)</b></u>
<b>Ground</b>	Workshop	286	3,072
<b>First</b>	Offices	66	714
		<u><b>352 Sq M</b></u>	<u><b>3,786 Sq Ft</b></u>

**FEATURES**

- Established location close to KwikFit and Jewson
- Immediate access onto A226 which is within two thirds mile junctions 1a & 1b M25
- Located to rear of KwikFit
- Good eaves height and suitable for warehouse or workshop
- AVAILABLE FREEHOLD FOR SALE



- PLANNING:** Interested parties should make their own enquiries to Dartford Borough Council.
- RATES:** Rateable Value 2012/13 - £20,250 Rates Payable 2012/13 - £9,760.50
- TENURE:** We understand the property is held FREEHOLD under title number **K661214**
- EPC:** Band **C: 66**
- TERMS:** **FREEHOLD** - Price on application.

**VIEWINGS STRICTLY THROUGH THE SOLE AGENTS**

**DAVID M<sup>c</sup>MEEKING**  
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