

## **UNIT 3 GALLEY HILL TRADING ESTATE SWANSCOMBE, DARTFORD, KENT DA10 0AA**

**ROADSIDE INDUSTRIAL/WAREHOUSE UNIT CLOSE TO BLUEWATER WITH  
LARGE COMMUNAL YARD AND AMPLE PARKING IDEAL FOR TRADE  
COUNTER USERS**

**TO LET 5,285 SQ FT (491 SQ M)**



### **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 metres.

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 the trade counter operation, WyKo Plc, National Veterinary Supplies and Optimum Power Services.

## 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 16ft (4.8m) eaves and has a single roller shutter door (3.7 m wide & 3.8 m high) opening on to the yard area. The unit is currently configured to provide warehouse/workshop accommodation with offices and WC facilities at both ground floor and first floor level. The unit includes a kitchenette. The office accommodation is carpeted, lit and heated and the warehouse is lit. The property has been completely refurbished with new cladding, new security fencing and gates installed for the estate.



## AMENITIES

- Excellent location close to the A2, M25, Ebbsfleet International and Bluewater shopping centre.
- Set in an area with significant improvements.
- Prominent location with frontage to main A226 London Road.
- Ideal for Trade Counter operation.
- Secure gated estate.
- Located within an area with significant future infrastructure and associated commercial and residential development proposed.

**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 out down below:

	Sq Ft	Sq M
Ground Floor	4,717	438
First Floor	568	53
	5,285	491

**PLANNING:** Light Industrial (B1c).

**RATING:** Rateable value of £32,750 with rates payable for 2010/2011 of £13,558.50

**EPC:** Band D: 97

**TERMS:** TO LET on a new lease for a term to be agreed.

**TO VIEW:** By appointment with McMeeking Chartered Surveyors.

**FOR FURTHER INFORMATION OR TO VIEW CONTACT DAVID M<sup>c</sup>MEEKING  
AT M<sup>c</sup>MEEKING CHARTERED SURVEYORS**

**01322 303124**