

UNIT 1 GALLEY HILL TRADING ESTATE, SWANSCOMBE, DARTFORD, KENT DA10 0AA

**PROMINENT INDUSTRIAL/WAREHOUSE UNIT CLOSE TO BLUEWATER AND
IDEAL FOR TRADE COUNTER USERS**

TO BE REFURBISHED

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

Plus Fenced Yard



LOCATION:

The unit is located on the Galley Hill Trading Estate which is close to Bluewater. The units front 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 Swanscombe's shopping facilities are within a few hundred metres.

Current occupiers on the Estate include National Veterinary Supplies and Swan Doors & Windows.

DESCRIPTION: The estate comprises six units set around a large landscaped yard and parking area on a fenced and 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, full height roller shutter door (3.7m wide & 3.8m high) opening on to the yard area. In addition to the shared yard there is a small dedicated fenced yard adjoining the unit.

The unit is currently configured to provide warehouse/workshop accommodation with offices and WC facilities at both first and ground floor level. The unit includes a kitchenette.

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:

	<u>Area (Sq Ft)</u>	<u>Area (Sq M)</u>
Ground Floor	4,717	438
First Floor	568	53
Total	<u>5,285 sq ft</u>	<u>491 sq m</u>

- FEATURES:**
- Excellent location close to the A2, M25, Ebbsfleet International and Bluewater Shopping centre.
 - Set in an area undergoing significant improvements.
 - Prominent location with frontage to main A226 London Road.
 - Ideal for Trade Counter operation.
 - Fenced gated estate.
 - To be fully refurbished.

RATING: The Rateable value of £37,250 with rates payable for 2021/2022 of £19,072. For further information please contact Dartford Borough Council on 01322 343434.

TERMS: TO LET on a new Lease. Terms to be agreed.

TO VIEW: By appointment with McMeeking Chartered Surveyors or Roger Duke or Michael Rogers.

McMEEKING CHARTERED SURVEYORS
01892 536381