

# 1 Kennet Rd, Dartford

34,245 sq ft, - Detached Warehouse Industrial Unit



## Description

The property comprises a detached 1950's two bay concrete framed industrial unit that has been extended to the side and rear to provide versatile accommodation with offices, kitchen, WC and reception area. Externally, the unit benefits from 3 roller shutter doors, a loading canopy and a private forecourt to the front, providing parking for 10-12 cars. Access to the rear loading bay is shared.

Description	Area (sq ft)
Workshop with ancillary	18,338
Rear and Side Section	8,192
Office / Welfare	5,337
Canopy	1,545
Mezzanine	833
<b>Gross Internal Area</b>	<b>34,245</b>

## Specification

- 2 main bays
- 3 roller shutter doors
- Parking for 10-12 cars
- 3 phase power
- Loading canopy
- 20% roof glazing
- Refurbished kitchen and WC
- Air-conditioned offices



## Location

The property is located on Kennet Rd, Dartford, benefitting from 10-minute access to the M25 J1A.

Dartford is a key distribution centre, offering immediate access to London and the Southeast consumer catchments. The proximity to the Dartford Crossing provides occupiers with direct access to Essex and the North.

By rail, London Liverpool street is accessible within 40 minutes from Dartford train station, situated just 2 miles from Kennet Road.

Dartford's access to well established ports, namely, the Port of Tilbury and DP World's London Gateway has attracted major occupiers, including Amazon, DHL, Ocado Ikea and Toolbank.

## Terms

Available to let on a new full repairing and insuring lease direct from the Landlord for a term by agreement.

## Rates

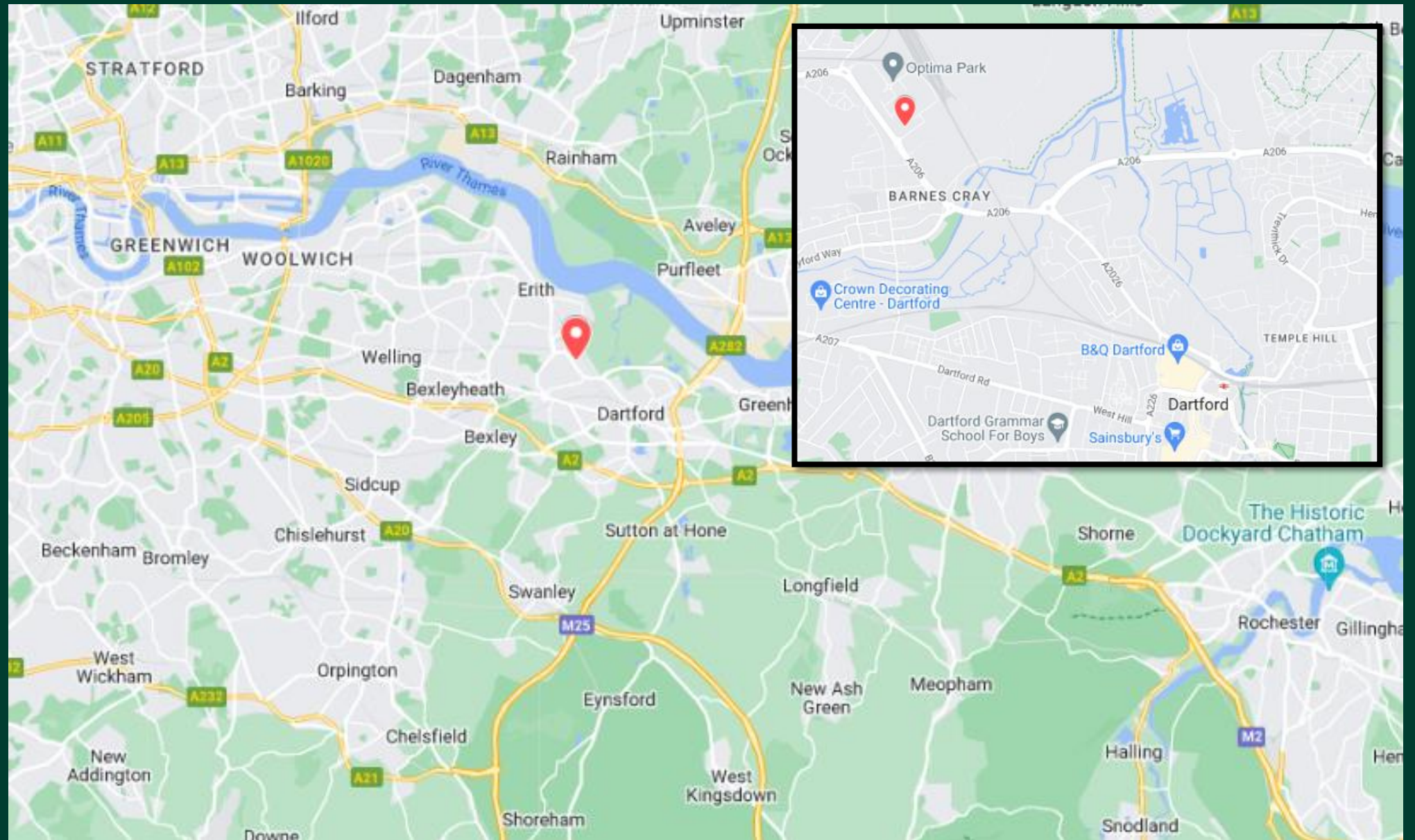
Rateable valuable for this property is £155,000

## EPC

This property has an EPC value of 83 D

## Rent

On application



Road Link	Distance
M25 (J1A)	3 miles
A2	2.8 miles
A13	6.3 miles
Blackwall Tunnel	12 miles



For further information or if you wish to arrange a viewing, please contact:

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Viewings strictly by appointment only.

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