

# SHELLBANK ESTATE

Shellbank Lane, DA2 8DL



Available  
Q3  
2024

5,162 sq ft

**OFFICES TO LET** £625 to £3,100 pcm

Newly renovated oast house development.



Newly renovated



Temperature controlled environment



Ample parking



Versatile and flexible space



Good transport links



Secure compound



High speed internet



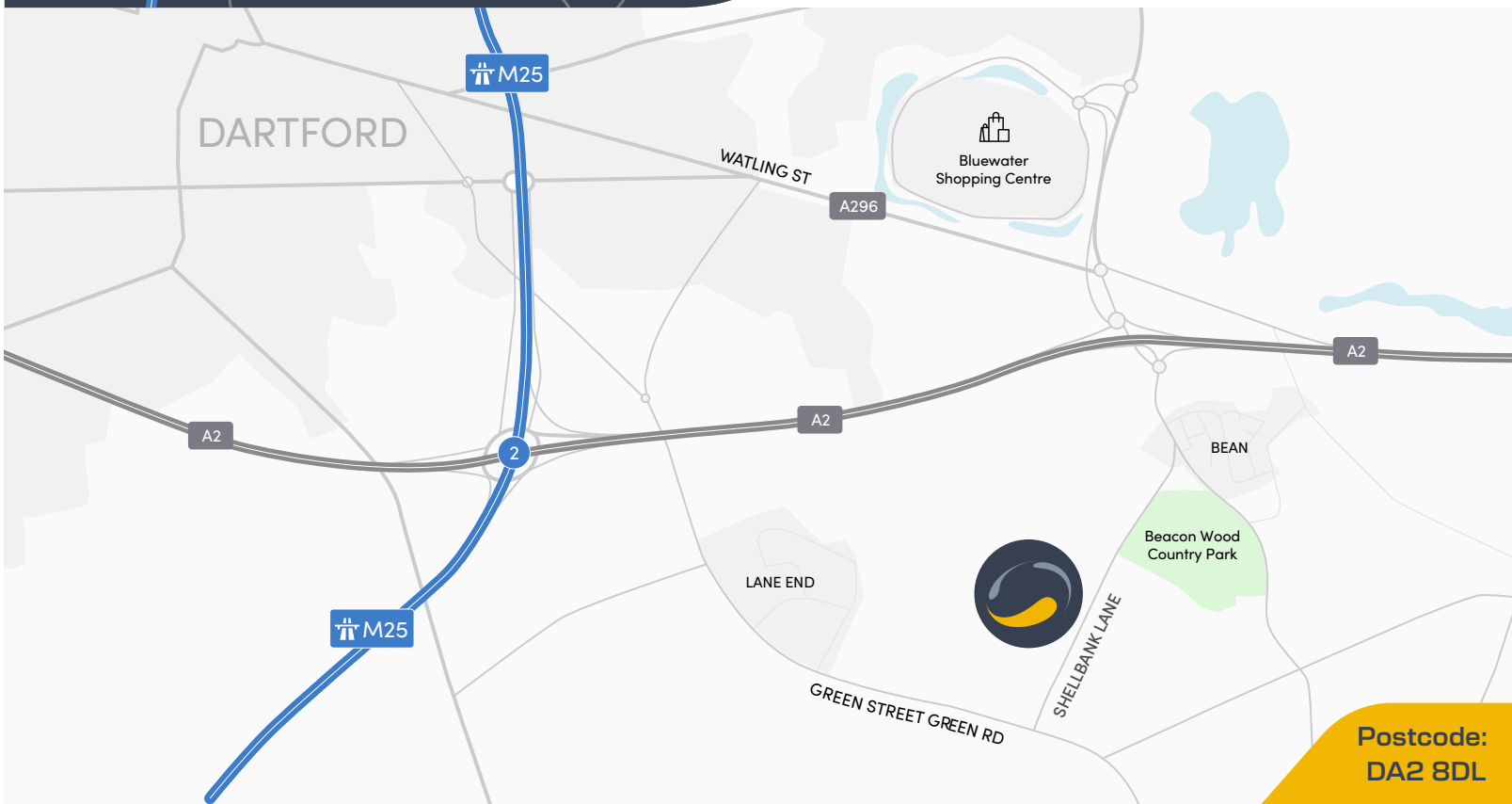
EPC 'A' rating





## Location

Shellbank Estate, just outside of Dartford, Kent, offers a strategic location with excellent transport links, proximity to key amenities, and a supportive business environment. It is an attractive choice for businesses looking to establish or expand their presence in a dynamic and growing region.



**Postcode:**  
DA2 8DL



### ROAD

M25 J2	2.5 miles
Dartford Crossing	5.7 miles
A2	1 mile
A13	8 miles
A20	13.5 miles
Blackwall Tunnel	16 miles



### AIRPORTS

London City	21 miles
Gatwick	34 miles
Stansted	42 miles
Heathrow	56 miles



### RAIL

Longfield	2.4 miles
Greenhithe for Bluewater	2.8 miles
Dartford Station	4 miles

## Description

Originally built for drying hops as part of the traditional brewing process, this oast house retains its iconic conical roofs and rustic brickwork. The meticulous renovation has preserved these historical features while integrating modern design elements, creating an inspiring workplace that bridges the past and present.



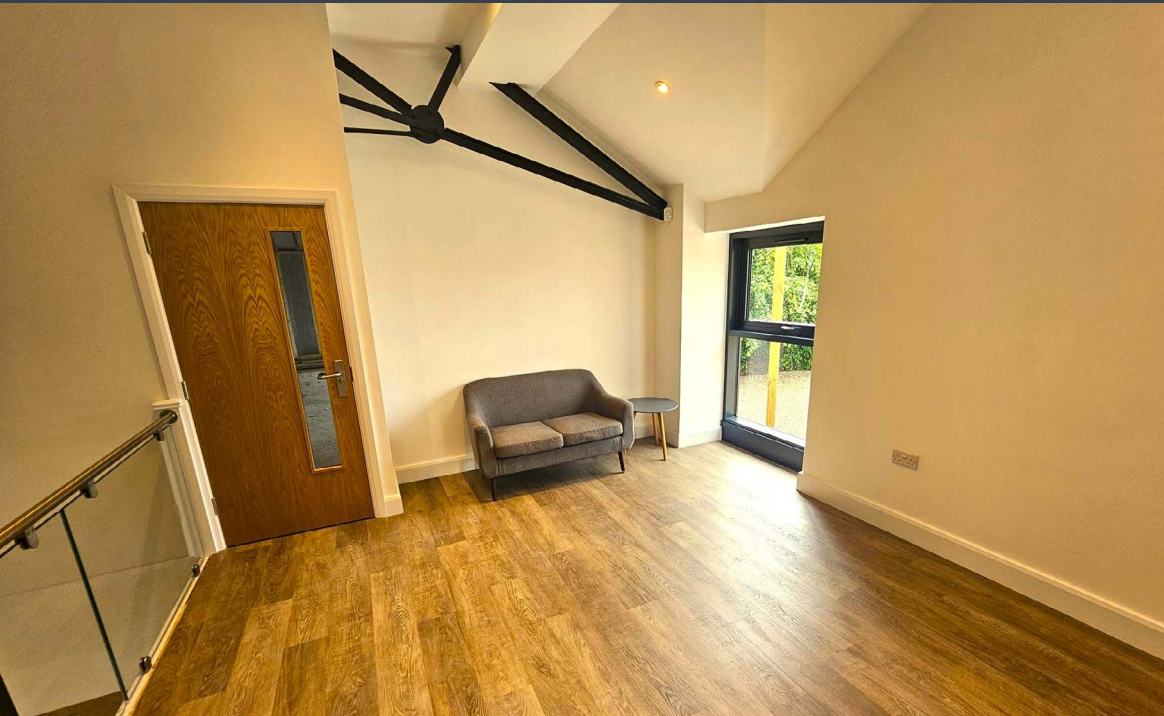
EPC 'A' rating



This newly renovated oast house office conversion offers a unique and inspiring environment that combines historical charm with modern amenities. Ideal for businesses seeking a distinctive workspace that reflects their innovative spirit, this office space is not just a place to work, but a place to thrive. Embrace the opportunity to make this extraordinary setting your company's new home.

## Accommodation

Unit	Sq ft	Price PCM
Ground Floor West Suite		LET
Ground Floor East Suite	1,507	£3,100
Roundel 1	424	£900
Roundel 2		LET
First Floor West Suite	294	£625
First Floor East Suite	1,000	£2,100
First Floor North Suite	813	£1,750



## Further information



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