

RPRS

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FOR SALE

£2,250,000

Modern & Refurbished Serviced Office Building with c. £325,000 pa Turnover

ADDRESS

1a Highfield Road,
Dartford,
Kent,
DA1 2JH

SIZE

652.17 m² (7,020 ft²)
Approx. net internal floor area

KEY FEATURES

- + Recently converted serviced office building (c. 2021)
- + Subject to occupational serviced office tenancies
- + Passing rent – c. £325,000 per annum (Jul-24 to Jun-25)
- + Opportunity to increase rent roll
- + Two storey building plus basement
- + Approximately 0.33 acre site
- + 23 serviced offices, 21 co-working spaces
- + Additional two meeting rooms, kitchens and toilets
- + Passenger lift
- + Car parking
- + Easy access to local road and rail network
- + Freehold

OVERVIEW

Known as The Hill Hub, the property comprises a Grade II listed former police station that has been converted and refurbished into excellent modern serviced office accommodation in circa. 2021.

The property extends to circa. 7,000 square feet (NIA) and has office accommodation spread over two floors, plus a useful basement storage area. There are 23 serviced offices, 21 co-working desks and 2 meeting rooms. There is a passenger lift servicing the ground and first floor, which also has kitchens and toilets on both floors.

It has been fitted out to an excellent standard throughout and there is buzz about the building with over 35 tenants (licensees) using it. There is also a café within the building serving food and snacks.

Externally, there is car parking for 13/14 cars and the site extends to circa. 1/3 of an acre.

As of June 2025, the property was generating c. £325,000 per annum. It should be noted, there were a few vacant offices at the time RPRS reviewed the accounts (approx. 85% occupied) and there is opportunity to increase the income. Information on the operating costs can be found in the buyer pack.

LOCATION

Prime Town Centre Location with Excellent Connectivity

The Hill Hub occupies a prominent position on Highfield Road in the heart of Dartford, just 0.3 miles from the town centre and a short walk from Dartford Station, which offers direct rail links to London Bridge, Cannon Street, and Charing Cross. The property benefits from excellent road access via the A2 and M25, placing Central London, Kent, and Essex within easy reach.

This Grade II listed former police station has been thoughtfully redeveloped into a vibrant business hub, surrounded by a mix of commercial occupiers, civic buildings, and retail amenities. The nearby Priory Shopping Centre and Bluewater—one of Europe's largest retail destinations—offer a wealth of shops, restaurants, and services.

The area is undergoing significant regeneration, with over £75 million invested into Dartford's town centre, including new residential, leisure, and public realm developments. This strategic location supports strong tenant demand and long-term growth potential.

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ACCOMMODATION

TOTAL 652.17 m² 7,020 ft²
Approx. net internal floor area

BUYER PACK

The Buyer Pack includes:

- Tenancy schedule
- Profit & loss account
- EPC
- Tenancy agreements
- Floor plans

Information has been provided by The Hill Hub Dartford Ltd and buyers must check the documents and undertake their own investigations.

PLANNING

Planning was granted by Dartford Borough Council planning authority for the development of the property on 28 February 2020. Planning reference 19/01698/COU - Change of use of building fronting Highfield Road from Sui Generis use to co-working office spaces (including facilities and meeting rooms) (Class B1) and café (Class A3) for local community. Purchaser should review the planning portal and satisfy themselves.

TENANCIES

The property is occupied by a wide variety of businesses. There are currently 37 different businesses using the building including 19 tenants and 18 virtual tenants. The property is approximately 85% occupied meaning the annual rent can be increased. The tenants are in occupation under licence agreements. Each tenant can expect manned reception, WIFI, utilities and cleaning.

The passing rent for the building is £324,496.98 per annum (£27,041.41 per month average) between July 2024 to June 2025.

SERVICES

We understand the property has mains electricity, water and drainage. There is a HVAC centralised system servicing the building. None of the appliances have been tested and interested parties should make their own investigations.

TENURE

Freehold

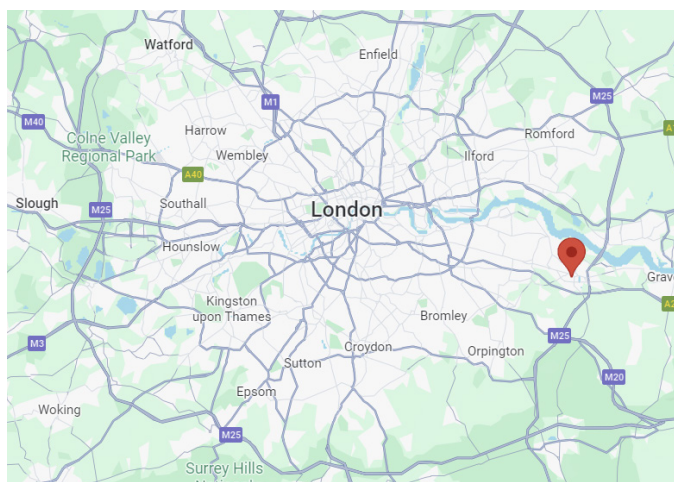
VAT

VAT may be applicable to the purchase price. Purchasers to make their own enquiries.

VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.