



LIGHT INDUSTRIAL/STORAGE UNIT
HOOK GREEN FARM | SOUTHFLEET | KENT | DA13 9ND
TO LET £27,000 PER ANNUM



**Lambert
& Foster**

LOCATION

Hook Green Farm is located just south of the A2, a rural but very accessible location, only 4.3 miles from Dartford and an 8 minute drive from the A2/M25 junction. Ebbsfleet International Station, providing direct train services to London, is 2 miles to the north.

DESCRIPTION

Unit 4 is a former farm building available to let is within the main farmyard, and is one of a range of buildings now let for commercial purposes. It offers a flexible workshop or storage use, benefiting from 3 phase electricity and extending in all to approximately 3,750 sq ft. The property includes a small office area within the building. Access to the farmyard is controlled by an automated security gate.

GENERAL

Use: Storage/ Workshop

Access: Access from the highway via a hard standing roadway, suitable for large vehicles

Parking: There is a loading area outside of the property and parking available elsewhere on site.

Services: Mains electricity (3 phase), separately metered

Local authority: Dartford Borough Council

Business Rates: Property is rated at £24,000 (approx.. cost of £935 per month)

TERMS

Available for immediate occupation

Security Deposit: Equivalent to three month's rent

Repairing: The property is offered on an internal repairing basis

Legal Costs: Each party to pay their own legal costs

VIEWING

Strictly by appointment: Paddock Wood Office 01892 832 325

jon.booth@lambertandfoster.co.uk



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