

# DARTFORD

APOLLO HOUSE, ORBITAL ONE

GREEN STREET GREEN ROAD DA1 1QG

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR OFFICE SUITE - APPROX 735 SQ FT (68.28 SQ M)  
3 ALLOCATED CAR PARKING SPACES**

## Location

Dartford is the principal town in the Borough of Dartford, Kent and is located 9 miles South-East of London and 10 miles to the East of Bromley. The town enjoys good road connections being less than a mile from the intersection of the A2 and M25 motorway. The Dartford Crossing is approx. 1 mile to the North.

The offices are located at the entrance to Orbital One on Green Street Green Road accessed off Princes Road (A225) within half a mile of junction 1B of the M25 (London Orbital Motorway).

The building is situated approximately 1 mile from Dartford Town Centre and Railway Station. Bluewater Shopping Centre is approx. 3.5 miles to the east.



## Accommodation

(with approximate floor areas)

- Ground Floor - open plan office with kitchenette
- WC
- 3 allocated parking spaces

**Total Internal Floor Area approx: 735 sq ft 68.28m<sup>2</sup>**

## Description

Comprises a ground floor office suite offering open plan accommodation arranged within a detached office building. The property benefits from allocated parking (3 spaces). The offices have been redecorated and include Cat II lighting, carpets, a fitted kitchenette, private WC, double glazing and electric car charging point. In addition, the property has the benefit of a shared DDA cloakroom facility which is available at ground floor level.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

## Terms

The premises are to be let upon an effectively full repairing and insuring lease for a term to be agreed at a rental of **£8,000 (Eight Thousand Pounds)** per annum exclusive. The lease is to be granted **outside** of the security provisions of the Landlord & Tenant Act 1954 (as amended).

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the business rates payable are £4,308.60 per annum.

In addition, Business Rates are payable upon each car parking space (3) at a Rateable Value of £200 per space per annum. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party is to be responsible for the payment of their own legal fees.

## VAT

We have been advised by our clients that VAT **WILL** be payable upon the rental and service charge under current legislation.

## Service Charge

A service charge is levied to cover the cost of the repair, maintenance, heating, lighting and management of the common parts and structure. The tenant's contribution to the 2025 budget is approx. £6,500 plus VAT.

## Commercial Energy Performance Certificate

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

◀ 87 This is how energy efficient the building is.

### Technical information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 409  
 Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:  
 35 If newly built  
 70 If typical of the existing stock

## Viewings

Strictly by prior appointment via Linays Commercial Limited.



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