

DARTFORD

MANOR GATEHOUSE, 120 PRIORY ROAD

DA1 2BJ

LINAYS

COMMERCIAL

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**TO LET – COMMERCIAL, BUSINESS AND SERVICE USE PREMISES
GROUND & FIRST FLOOR - TOWN CENTRE LOCATION**



Location & Description

Dartford is the principle town in the Borough of Dartford, Kent and a popular residential suburb located approx. 9 miles South-East of London, 2.5 miles from Woolwich, 4 miles east of Greenwich and 1.5 miles north west of Bexleyheath. The town enjoys good road connections being less than a mile from the intersection of the A2 and M25 Motorway providing direct access to the Blackwall and Rotherhithe tunnels. Dartford mainline rail station is approx. 0.3 miles away providing regular trains to central London with an approximate journey time of 30 minutes. The subject property is located within the town centre close to the junction with Westgate Road and adjacent to Prospect Place Retail Park where two hours free parking is available.

Manor Gatehouse comprises an attractive Tudor building set within landscaped grounds. The available accommodation is at ground and first floor level (available separately or combined) and predominantly self contained save for a share entrance lobby and external areas. The ground floor is configured to provide open plan space, offices, stores and WC's. The first floor provides period style office space. Externally, a total of 16 parking spaces are available. Additional pay and display parking is available at Prospect Place retail park.

Terms

Available to let on the basis of a new internal repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of; **Ground Floor: £32,000 (Thirty-Two Thousand Pounds)** per annum exclusive. **First Floor: £30,000 (Thirty Thousand Pounds)** per annum exclusive. All accommodation will be available from 1st November 2024, first floor available earlier.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are;
 Ground Floor: £TBA
 First Floor: £14,720.50 (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

VAT

The property is elected for VAT which is due payable on rental amounts.

Planning

Class E of the Town & Country Planning Use Classes Order allows for the premises to be occupied for the purposes of financial/professional services, light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. All uses are subject to Landlords consent.

Accommodation

Approx Net Internal Areas:

Floor	Sq.Ft	Sq.m
Ground Floor:	2,610	243
First Floor:	2,271	211
Total Net Internal Area:	4881 sq ft	453 sq m

Each floor is available separately or combined.

Floor Plans

