

DARTFORD

LANGLEY SQUARE, CENTRAL ROAD

DA1 5LR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

NEW BUILD DAY NURSERY INVESTMENT LET ON A 20 YEAR LEASE

Location/ Description

Dartford is the principal town in the Borough of Dartford, Kent, England located 18 miles south-east of Central London and situated adjacent to the London Borough of Bexley to its west. To its north, across the Thames estuary, is Thurrock in Essex, which can be reached via the Dartford Crossing.

Langley Square is a £185 million regeneration by Weston Homes of a former industrial site transformed into a desirable waterside village, creating a new community in the heart of Dartford. The 11-acre mixed-use development provides 812 apartments and five commercial units, all designed around communal green spaces and the historic Mill Pond and River Darent, with the waterway wrapping around the southern aspect of the development.

The property constructed in 2022 occupies a prominent corner position within a mixed-use development with frontages onto William Munday Way and Central Road. The tenant operates as a Day Nursery and the building is ideally located for commuters dropping off children on their way to work, with an immediate addressable catchment.

We are advised the property has a gross internal floor area of **3075sq.ft (285sq.m)**.

NEW TENANT

FITTING

OUT

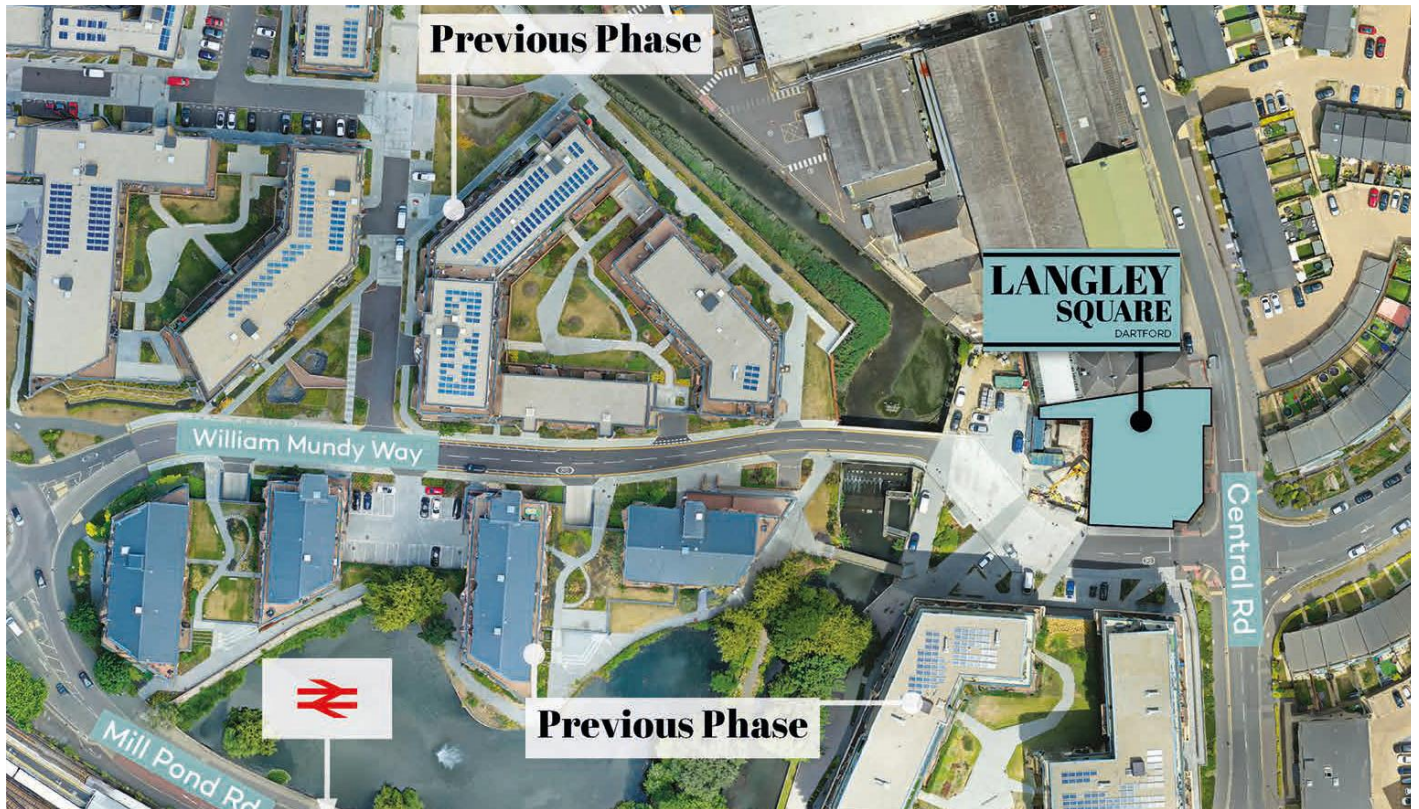


Tenancies / Tenure

The property is let on fully repairing and insuring lease terms to Milestones Day Nursery Limited for a term of 20 years commencing on the 31st May 2024 and expiring on the 30th May 2044 at an initial rent of **£41,666.67 (Forty One Thousand, Six Hundred and Sixty Six Pounds and Sixty Seven Pounds)** per annum exclusive. The rent is subject to 5 yearly reviews on an upwards only basis. The lease incorporates a Tenant only break clause provision at the 10th anniversary. There is a 6 months' rent free period which will be topped up by the vendor. The lease is granted with the security provisions of the Landlord & Tenant Act 1954.

Tenure: Virtual Freehold - The property is held on a 999-year long leasehold interest at a peppercorn rent from completion.

Site Plan



Price

We are instructed to seek offers in the region of **£600,000 (Six Hundred Thousand Pounds)** subject to the occupational lease, contract and exclusive of VAT.

VAT

The property is elected for VAT.

Contact

Name: Mandeep Cheema Email: mc@linays.co.uk

Floor Plan

