

THE GROVE INDUSTRIAL ESTATE, SWANLEY, BR8



To Let £ 1400 pcm: Ground floor office 720 SQ FT

E & C Estates are proud to offer to the market this commercial property. There is a reception area and two, 1st floor, fully serviced offices for rent totalling 720 sq. ft. (360 sq.ft. each).

They are located in a modern prominent light industrial unit at the entrance to gated estate in established location.

Each office has room for 6 or 7 desks. Separately they have access to a shared reception area, with kitchen and WC. And storage space can be made available within in the warehouse.

Available for immediate occupation subject to the relevant referencing and administration checks and fees



01322 22 75 28

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Your key to unlocking Exquisite and Comfortable homes

Rented as a unit, the tenant will have ownership of the reception area and additional warehouse space.



Rental Includes:

- Electricity
- Business Rates
- Furniture if required
- CCTV, Intruder Alarm and Door Entry Code
- Cleaning

Property feature:

- X 2 Good sized office space & reception & storage
- Kitchen (shared)
- Toilet (shared)
- 2 Allocated parking spaces.

To Arrange viewing please call on 01322 22 75 28

E&C Estates

57 Hythe Street, Dartford, DA1 1BG

EPC/Floor Plan: Contact Office

The Estate

The Grove Industrial Estate comprises a new 10 unit landscaped business estate built less than 5 years ago set around a central brick paved parking and turning area. The property is of steel portal frame construction with brick elevation with cladding above set below a pitched sheeted roof.

Unit 1 comprises of an end of terrace unit at the entrance to the Estate. The ground floor provides warehousing with WC and a kitchen area. There is an up and over loading door. The first floor provides 2 offices.

There are two allocated parking spaces and loading to the front of the unit.

Within the estate is a café, serving breakfast & lunch and a convenient car mechanics.

The Area

The property is set at the rear of the established **Grove Industrial Estate** and is within walking distance of the High Street B2173 and the centre of Swanley. Junction 3 of the M25 & Junction 1 of the M20 are within 1 mile

Swanley is conveniently located some 4.5 miles north east of Orpington and 4.5 miles south of Dartford and is just over a mile from Junction 1a M25.

The Grove Industrial Estate is some 800m from Swanley Railway Station with fast service to Victoria (25 mins), Kings Cross, West Hampstead, Bedford and Kentish Town.

The Estate is some 200m from the start of the main shopping area. There is a 1 mile drive to get to Junction 3 M25 and the unit itself is less than 100 meters from B2173 High Street.

It can be found on the left hand side of Park Road with Unit 1 prominently situated at the entrance to the Estate

Summary

- Located within 1 mile of Junction 3 M25 / Junction 1 M20
- Walking distance to Swanley station
- Walking distance to high street and shops
- Brand new business estate of just 10 units
- Gated and fenced estate
- Offices to suspended ceilings
- Light Industrial B1 planning consent
- Full height loading door

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.