

**For Rent: Spital Street  
Dartford DA1  
Spacious Office Space**



**E & C Estates:** are proud to present To Rent this  
Spacious Office Space in Dartford DA1

**£18,910.00 Per Annum**

**Viewing by appointment only  
E & C Estates  
Tel: 01322 227 528  
57 Hythe Street, Dartford, DA1 1BG**

This self-contained office and marketing suite is in a central location of Dartford DA1, well positioned to the M25, bus routes and railway station. The suite has an abundance of natural light from two aspects of the main marketing suite.

There is a generous sized kitchen staff room, and separate ladies and gentleman's w/c.

Available for immediate occupation subject to the relevant referencing and administration checks and fees, keys are held for viewings.

#### COMMUNAL ENTRANCE:

Stairs ascending to second floor landing.

Part glazed hardwood door leading to entrance hall.

Entrance Hall: Wood laminate flooring, doors to...

Private Office;

9ft x 12ft.

Window to rear, cast iron radiator, and carpet tiled flooring.

Main Suite;

36ft x 47ft L Shaped.

Three windows to side and five windows to rear, part carpet tiled flooring, and part laminate flooring, three frosted glazed hardwood doors to entrance hall, and six cast iron radiators.

Kitchen /Staff room

8ft x 12ft.

Range of wall and base units, stainless steel sink single drainer. Wall mounted hot water boiler, roll edge work surfaces, space for fridge/freezer, localized tiling, and vinyl flooring.

Frosted window to rear, 2 enclosed cubicles consisting of l/l/w/c, Cory tiled flooring, two wash hand basins, wall mounted hot water boiler, for each basin.

Frosted window to rear, two urinal's enclosed cubicle consisting of l/l/w/c, Cory tiled flooring, two wash hand basins, wall mounted hot water boiler for each basin.

Communal parking is provided and fees do apply. Sunday parking is free.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

