

To Let: Westgate House
Second Floor Office Units
Rent: £1,947.00pcm



To Let
Spital Street
Dartford DA1
Rent: £1,947.00pcm

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**E & C Estates: present this Office Units
To Let in Dartford DA1**

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

*****Spacious Second Floor Class E Units For Rent In DA1*****

This SPACIOUS SELF CONTAINED SECOND FLOOR OFFICE UNITS are available to let in the heart of Dartford DA1. This spacious, attractive second floor accommodation can be used separately or as one whole unit with 4 separate units available. Located within Westgate House and Conveniently located within Dartford's Town Centre and walking distance of the High Street. This property has paid parking and is within easy reach of local amenities, bus routes and mainline Rail Station with regular Trains into London and Kent.

Added bonus include Kitchen facility, Male and Female WC, Heating and Pay Parking Spaces.

This Spacious Office Space is available by way of a new full repairing and insuring lease for a term to be agreed. Service Charge and Insurance Applicable. Tenant to Bear own Legal Costs. The Units are available to let separately or together on new leases for agreed term.

Westgate House is a well-known Town Centre Commercial Building, prominently located at the junction of Spital Street and Highfield Road. A short walk from Dartford Train Station with regular Train services from Dartford to London Bridge, Charing Cross, Luton, Rainham and Cannon Street. The A2 is approximately 2.5 miles to the south of junction 2 of the M25.

Rent: £23,367.00 per Annum

Deposit: Equivalent of 3 months' rent

Advance Rent: Equivalent of 3 months' rent

Service Charge: £5,200 per Annum + VAT

Insurance: £3,200 per Annum

EPC Rating: C

E Class Use

Large Spacious Units/No Outdoor Space

Available to Lease on Full Repairing and Insuring terms

We understand that under the UK Government small business rates relief scheme, this shop is exempt from paying business rates. Interested parties are advised to please contact The Valuation Agency Office website for information on specific occupier rates.

ur 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.