

# DARTFORD

JUPITER HOUSE, ORBITAL ONE

GREEN STREET GREEN ROAD DA1 1QG

# LINAYS

COMMERCIAL

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

**01689 875 511**

**FIRST FLOOR OFFICE SUITE - APPROX 3274 SQ.FT (304 SQ.M)  
10 ALLOCATED CAR PARKING SPACES**

## Location

Dartford is the principal town in the Borough of Dartford, Kent and is located 9 miles South-East of London and 10 miles to the East of Bromley. The town enjoys excellent road connections being less than a mile from the intersection of the A2 and M25 motorway. The Dartford Crossing is approx. 1 mile to the North. The building is situated approximately 1 mile from Dartford Town Centre and Railway Station. Bluewater Shopping Centre is approx. 3.5 miles to the east and Ebbsfleet International Railway Station is approximately 6 miles to the east.

The offices are located at the entrance to the Orbital One Estate on Green Street Green Road accessed off Princes Road (A225).



## Accommodation

(with approximate dimension and floor areas)

**First Floor:                      3274 sq ft                      304 sq.m**

## Description

Jupiter House is a detached three-story building situated within an established business location. The available space is located at first floor level and currently arranged to provide an open plan working environment which could be easily adapted to suit an ingoing tenants chosen layout.

Features include good levels of natural light through windows on all sides of the building, passenger lift to all floors, gas fired central heating, male and female WC's, kitchenette, raised access floors, double glazing, suspended ceilings with integrated lighting and intercom system. Externally the property benefits from 10 allocated car parking spaces.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£Upon Application** per annum exclusive, payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the second floor are £TBC (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party is to be responsible for the payment of their own legal fees.

## VAT

We have been advised by our clients that VAT **WILL** be payable upon the rental and service charge under current legislation.

## Service Charge

A service charge is levied to cover the cost of the repair, maintenance and management of the common parts and structure

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building

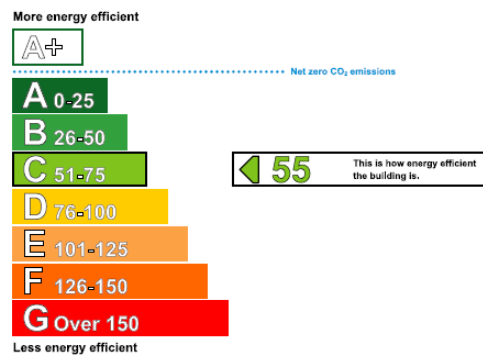


A M D Environmental Ltd  
Jupiter House, Orbital One, Green Street Green Road  
DARTFORD  
DA1 1QG

Certificate Reference Number:  
0920-4936-0351-2590-1040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 795  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 40.66  
Primary energy use (kWh/m<sup>2</sup> per year): 238.06

#### Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

66 If typical of the existing stock

## Viewings

By prior appointment via Linays Commercial Limited.



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



