

# COPPERFIELDS

THE COPPERFIELD CENTRE  
DARTFORD



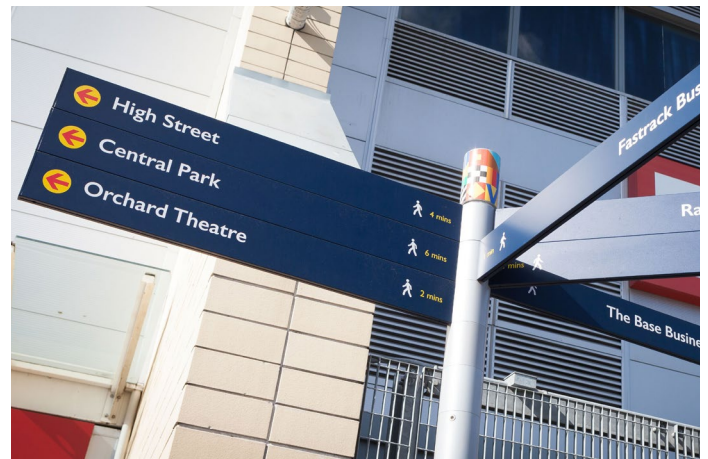
# LOCATION

Dartford is a town in North Kent located approximately 19 miles south east of Central London and approximately 22 miles north west of Maidstone. Road links are excellent with the town being mere moments from the A2 and in turn the M25 and Dartford Crossing. Commuters and visitors to the Capital can enjoy a regular train service with journey times of just 40 minutes.



According to the 2011 census report there are approximately 97,000 residents. Dartford is also home to several grammar schools with 'excellent' and 'outstanding' OFSTED accreditations.

The town has a long standing tradition of hosting markets. There is currently a weekly market, selling greengrocery, fashion and refreshments, on Thursday and Saturday, plus a Farmer's market every 3rd Friday of the month.



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The Copperfield Centre is located off Spital Street, adjacent to the pedestrianised High Street. The entrance to the Priory Centre is opposite where occupiers include The Works, Easy Coffee, Sainsbury's and Wilko to name just a few. Car parking is nearby, either at The Priory Centre or Spring Vale car park.



Copperfield comprises a mixed-use scheme of 13 units set out over ground floor level within a courtyard environment.



Occupiers include a variety of uses including a café, nail bar and financial services



# AVAILABILITY

The following two units are available by way of new, effectively fully repairing and insuring leases, for a term of years to be agreed, with commencing rental from £12 psf per annum. Both units benefit from A3 (restaurant) use but can also be used for A1 (retail) and A2 (financial services) uses.

The landlords would also consider other uses, for example D1 (education & training and medical) and D2 (gym), subject to the necessary consents being obtained.

UNIT NO.	AREA	SQ FT	SQ M	EPC RATING	RATEABLE VALUE
<del>3 &amp; 4</del>	<del>Ground Floor</del>	<del>2,368 sq ft</del>	<del>220 sq m</del>	<del>C</del>	<del>TBC</del>
5 & 6	Ground Floor	2,863 sq ft	266 sq m	D	TBC

The accommodation is considered suitable for a sole occupier or with the potential to subdivide, subject to contract, to provide c 1,000 sq ft to 5,231 sq ft.

# CONTACT DETAILS

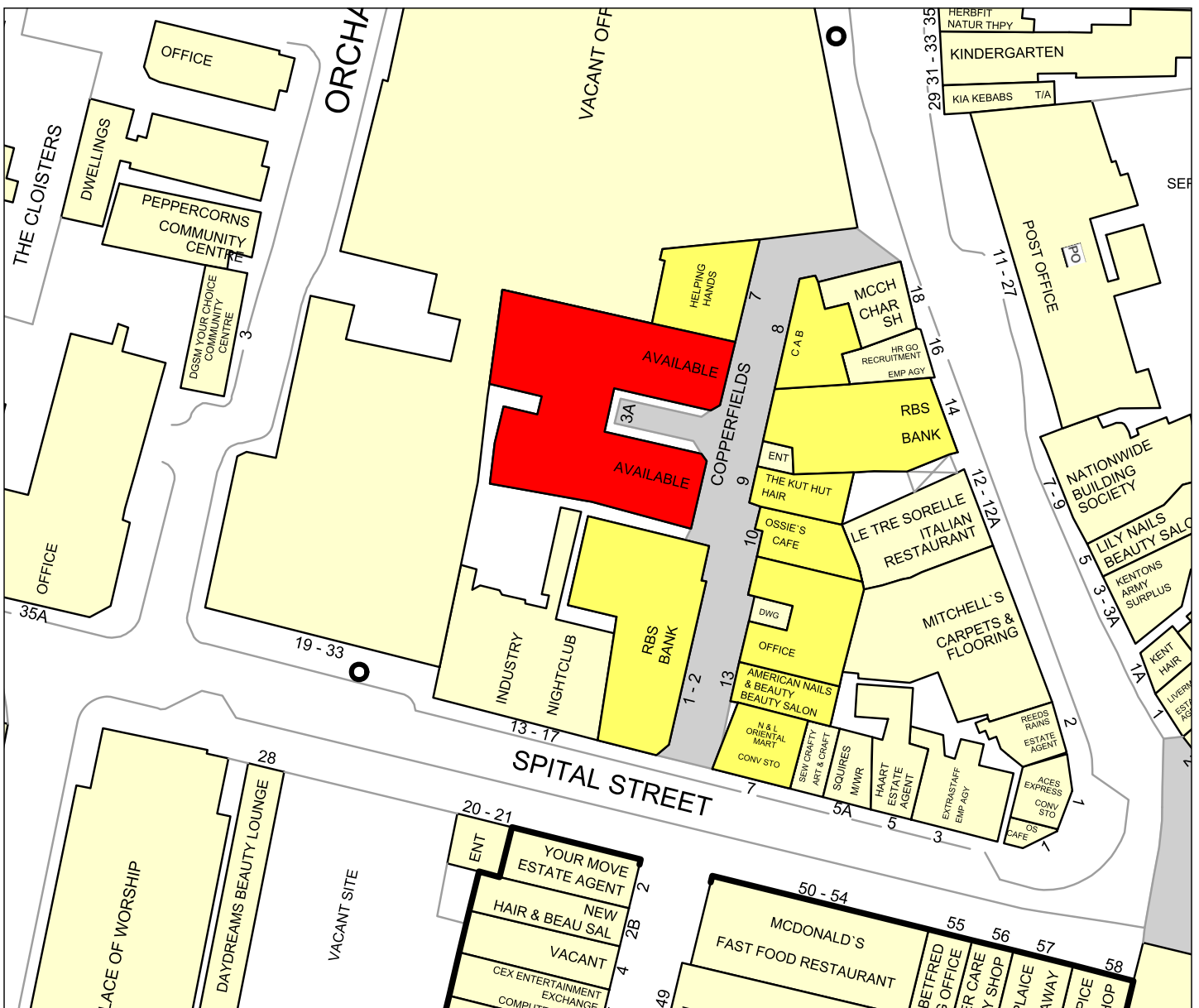
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## STREET TRADERS PLAN



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**SUBJECT TO CONTRACT AND VAT (IF APPLICABLE)**



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