

DARTFORD

BANKS PLACE, MARKET PLACE

DA1 1EX

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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01689 875 511

**1st & 2nd FLOOR OFFICES – FROM 1,889 SQ.FT TO 3,810 SQ.FT
EACH FLOOR AVAILABLE SEPARATLEY OR COMBINED | TOWN CENTRE LOCATION**

Location

Dartford is the principal town in the Borough of Dartford, Kent located 9 miles South-East of London and 10 miles to the East of Bromley. The town enjoys good road connections being less than a mile from the A2 and M25 motorway. The Dartford Crossing is approx. 1 mile to the North. Dartford Railway Station is a short walk away and provides direct services to London Bridge, Charing Cross, Cannon Street and London Victoria. The subject premises are situated at the junction with High Street and Market Street where a number of improvements have been carried out as part of the Dartford town centre redevelopment scheme. Surrounding occupiers include Iceland Foods, Esquires Coffee and Boots. There is a public car park in close proximity to the property at Acacia Hall where monthly permits can be obtained via Dartford Council.



Accommodation

(net internal floor areas)

First Floor:	1921sq.ft	178.5sq.m
Second Floor:	<u>1,889 sq ft</u>	<u>161 sq.m</u>
Total Floor Area:	3,810 sq.ft	353 sq.m

Each floor is available separately or combined.

Description

The property comprises a prominent four storey building of traditional brick construction. The available accommodation is set out at first and second floor levels and approached via a communal entrance from the pavement edge. The building benefits from a passenger lift. Internally each floor is arranged to offer a mixture of open place and cellular rooms but can be easily configured to provide flexibility and to meet the requirements of an occupier. Each floor has the benefit of allocated ladies and gents WC facilities. Features include suspended ceilings with integrated lighting and carpet floorcoverings.

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

Ref: MC/5240

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;
1st Floor = £19,500 per annum exclusive
2nd Floor = £19,000 per annum exclusive.
All rents are payable quarterly in advance and a rental deposit is to be held by the Landlord.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are;
1st Floor = £11,426.10
2nd Floor = £10,470.00
(2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

This property is elected for VAT.

Service Charge

A service charge is levied to cover the repair, decoration, maintenance and management of the common areas and structure. Year 2021/20 estimate £2.70 per square foot.

Commercial Energy Performance Certificate

Energy performance certificate (EPC)		
1ST FLOOR Banka Place Market Place DARTFORD DA1 1EX	Energy rating D	Valid until: 1 October 2025 Certificate number: 0043-0135-0089-5671-3006

Property type D1 Non-residential Institutions - Education

Total floor area 191 square metres

Rules on letting this property

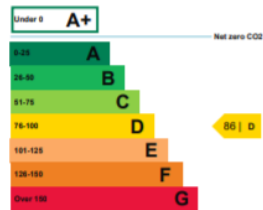
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 37 | B

If typical of the existing stock 108 | E

Viewings

By prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Tel:
01689 875511

Email:
mc@linays.co.uk

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