

DARTFORD

APOLLO HOUSE, ORBITAL ONE

GREEN STREET GREEN ROAD DA1 1QG

LINAYS

COMMERCIAL

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**LEASE AVAILABLE – 2ND FLOOR OFFICE SUITE APPROX 2928 SQ.FT (272 M²)
15 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 good 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 offices are located at the entrance to the Orbital One Estate on Green Street Green Road accessed off Princes Road (A225) within half a mile of junction 1B of the M25 (London Orbital Motorway).

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.



Accommodation

(with approximate dimension and floor areas)

Second Floor – refurbished open plan office space.

Total Floor Area: 2,928 sq ft 272 sq.m

kitchenette and private ladies and gents cloakrooms/ W.C facilities.

Ground floor shared disabled persons cloakroom.

Description

Comprises a good quality second floor office suite arranged within a modern detached office building. The property benefits from allocated parking (15 spaces). The offices have been refurbished to offer open plan office space including private cloakrooms and kitchenette.

Features within Apollo House include a passenger lift, gas fired central heating, LED lighting, remote access CCTV, raised access floors, double glazing, new carpets/floor coverings to the offices. DDA cloakroom facilities are available at ground floor level.

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 let upon a effectively full repairing and insuring lease for a term expiring 07/03/2029 at rent of **£38,000** per annum exclusive and payable quarterly in advance, subject to review 08/03/2024. The lease includes a tenant only break clause operable upon six months prior written note and to be effective from 07/03/2025. The lease is granted outside the security provisions of The Landlord and Tenant Act 1954 (As amended).

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the second floor are £14,737.40 (2022/23 assessment). In addition Business Rates are payable upon each car parking space. 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 (full details awaited).

Commercial Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 96 This is how energy efficient the building is.

Viewings

Strictly by prior appointment via Linays Commercial Limited.



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