

DARTFORD

APOLLO 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

**LEASE AVAILABLE – GROUND FLOOR OFFICE SUITE WITH 3 CAR SPACES
APPROX 735 SQ FT (68.28 SQ M)- GROSS**

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 Orbital One 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.



Accommodation

(with approximate floor areas)

- Ground Floor - open plan office with kitchenette
- Private cloakroom/WC
- 3 allocated parking spaces (inc. 1 EV charging point)

Total Floor Area approx: 735 sq ft (68.28m²) gross

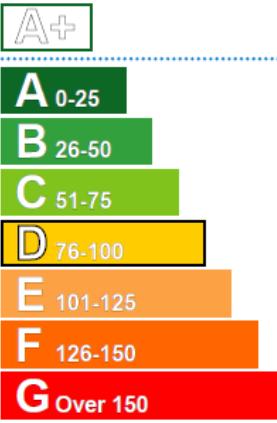
Description

Comprises a ground floor office suite offering open plan accommodation arranged within a detached office building. The property benefits from allocated parking (3 spaces) including a EV charging point. The offices include air-conditioning, Category II lighting, carpets and floorcovering, fitted kitchenette, private WC, double glazing and electric car charging point (all untested). In addition, the property has the benefit of a shared DDA cloakroom facility which is available at ground floor level. A rental deposit is required to be held throughout the lease.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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 held upon an existing full repairing and insuring lease for a term expiring 18th March 2028 at a rental of **£8,000 (Eight Thousand Pounds)** per annum exclusive, rents payable quarterly in advance. The lease is granted **outside** of the security provisions of the Landlord & Tenant Act 1954 (as amended).

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that rates payable are £4,790.40 pa (from 1/4/2025). In addition, Business Rates are payable upon each car parking space (3) at a Rateable Value of £200 per space per annum. Interested parties are strongly advised to check the actual rates liability with the local authority.</p>	<p>More energy efficient</p>  <p>Net zero CO₂ emissions</p> <p>87 This is how energy efficient the building is.</p> <p>Less energy efficient</p>
Legal Costs	<p>Technical information</p> <p>Main heating fuel: Natural Gas Building environment: Heating and Natural Ventilation Total useful floor area (m²): 409 Building complexity (NOS level): 3</p> <p>Benchmarks</p> <p>Buildings similar to this one could have ratings as follows:</p> <p>35 If newly built 70 If typical of the existing stock</p>
VAT	Viewings
<p>We have been advised by our clients that VAT WILL be payable upon the rental and service charge under current legislation.</p>	<p>Strictly by prior appointment via Linays Commercial Limited.</p>
Service Charge	<p>LINAYS COMMERCIAL 28A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01689 831416 01689 875 511</p> <p>Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk</p>
<p>A service charge is levied to cover the cost of the repair, maintenance, heating, lighting and management of the common parts and structure. The tenant's contribution to the 2025 budget is approx. £2,000 plus VAT per quarter.</p>	