

119 & 119A DARTFORD ROAD, DARTFORD KENT DA1 3EN

**CLASS 'E' BUILDING (UNDERGOING REFURBISHMENT)
WITH REFURBISHED REAR STORE/WAREHOUSE/WORKSHOP**

TO LET

(ALSO AVAILABLE SEPARATELY)



(Refurbishment to be completed spring 2026)



(Refurbishment completed January 2026)

LOCATION

The subject property is located in Dartford West District Centre having frontage to the A226 Dartford Road, a prominent and busy main road linking Dartford and Crayford town centres. Several bus routes serve Dartford Rd at this location.

The general character of the area comprises a mixture of commercial and residential properties, the unit is well located to serve the needs of the local catchment and wider area.

ACCOMMODATION

119 Dartford Road

Comprises a two-storey semi-detached commercial property. The building is currently undergoing a comprehensive refurbishment and will provide open plan accommodation over ground and first floor. The property will benefit from an upgraded front forecourt for parking, plus unrestricted roadside parking.

119a Dartford Road

This is a single storey warehouse/storage building comprehensively refurbished (including new insulated roof and double glazed windows) in January 2026. It has its own front door plus roller shutter goods access.

Located immediately to the rear of No 119 (there is a dedicated footpath between the buildings). There is separate pedestrian and vehicular access from the estate road.

AMENITIES

119 Dartford Road:

- Ground floor with relocated staircase in shell condition ready for fitout
- First floor in clear space fitted out with carpet, plastered walls and LED lighting.
- New double glazed windows
- Heating by way of a new ASHP
- Roof space fully insulated
- Front elevation to be newly decorated
- New entrance linked to footpath accessing rear store/warehouse/workshop

119A Dartford Road:

- New profiled insulated roof
- New double glazed windows
- New WC
- Services provided to mains board

AREAS

119 Dartford Road	Sq Ft	Sq m
Ground Floor	498	46.3
First Floor	<u>546</u>	<u>50.8</u>
Net Internal Area	1,044	97
119a Dartford Road		
Gross Internal Area	1,100	102
TOTAL	2,144	199

(areas are approximate)

Consideration will be given to letting 119 & 119a separately.

TERMS

119 and 119A Dartford Rd are available on the basis of a new full repairing and insuring lease for a term of years to be agreed, at a commencing rent of £34,000 (Thirty-Four Thousand Pounds) per annum exclusive.

alternatively

119 Dartford Road is available at a commencing rent of £20,000 (Twenty Thousand Pounds) per annum exclusive.

119A Dartford Road is available at a commencing rent of £14,000 (Fourteen Thousand Pounds) per annum exclusive. The properties are elected for VAT.

RATING

We understand from the Valuation Office Agency (VOA) website that the rates payable are:

119 Dartford Road - £4,041.90 per annum.

119a Dartford Road – TBA
(2025/26 assessments).

(Prospective tenants may be able to obtain 100% relief under small business rate relief and should contact the Business Rates section of Dartford Borough Council.)

LEGAL COSTS - Each party is responsible for its own legal costs

INSPECTION

Through the joint agents:

Linays Commercial
FAO: Mandeep Cheema
07436 548 412
01689 875 511
mc@linays.co.uk

Davison Tilney
FAO: Paul Davison
07976 747 948
020 7 009 2059
paul@davison-tilney.net

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