

DARTFORD

5 WATERSIDE COURT

CROSSWAYS BUSINESS PARK DA2 6NX

LINAYS

COMMERCIAL

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**TO LET – SELF CONTAINED OFFICE BUILDING WITH 8 PARKING SPACES
APPROX 1.159 SQ FT (107 SQ.M)**

Location

Situated on Crossways Business Park which is adjacent to Junction 1/1A M25 London-Orbital Motorway. The Business Park offers not only extensive office and business space but also 3 hotels, an Asda Superstore, fitness centre, petrol filling station, pharmacy, fast food outlets, Costa coffee and the Wharf Pub. Rail services are via Greenhithe or Stone Cross Railway Station and Ebbsfleet International. The Bluewater Shopping Centre is located approx. 2miles to the East.



Description

Comprises a modern two story office building arranged over ground and first floors within a courtyard style development.

Features (all untested):

- Air conditioning.
- 8 dedicated car parking spaces
- Suspended ceilings & LED light fittings
- Carpet tiles to office areas
- Shower room
- Perimeter trunking

Accommodation

(with approximate net internal floor area)

Ground Floor: 563 sq.ft 52 sq.m

First Floor: 596 sq.ft 55 sq.m

Total Floor Area: 1,159 sq.ft 107 sq.m

Forecourt Parking (8 Spaces)

Terms

The premises are to be let on the basis of a full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£29,000 (Twenty Nine Thousand Pounds)** per annum exclusive.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £12,204.00 (2026/27 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to pay their own legal and professional fees.

Vat

We have been advised by our clients that VAT **WILL** be payable upon the rental under current legislation.

Service Charge

A service charge is levied to cover the cost of the repair, maintenance and management of the Waterside Court development with a contribution towards the Crossways Business Park Complex. Estimated cost of the charges we are advised approximately £2,800 plus VAT.

Commercial Energy Performance Certificate

5 Waterside Court
Galleon Boulevard
Crossways Business Park
DARTFORD
DA2 6NX

Energy rating

C

Valid until

9 May 2033

Certificate number

8108-7337-3002-1405-2402

Viewings

By prior appointment via Linays Commercial Limited.



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