



MODERN AIR CONDITIONED OFFICES

TO LET

171.00 sq m (1840 sq ft)

WEST HILL HOUSE WEST HILL DARTFORD KENT DA1 2EU

01322 288254 • WWW.COBBSPROPERTY.CO.UK • 17 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT, ME2 2BF

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LOCATION	The property is conveniently located within walking distance of Dartford Town Centre with shops and public transport. Dartford is a strategic office location, being serviced by Dartford mainline railway station providing access within 30 minutes to central London terminals. Benefiting from good road networks, Dartford is situated on Junction 1B of the M25, Dartford Tunnel and A2/M and M20 motorways, providing access to the Channel Tunnel and Ports
DESCRIPTION	West Hill House comprises a substantial four storey office building in multiple occupation including a Health Club and gymnasium. The offices are largely open plan but with some modern partitioning.
AMENITIES	<ul style="list-style-type: none"> • Passenger lift • Suspended acoustic ceiling • Category 11 lighting • Air conditioning • Fully carpeted • Double glazed window • Kitchen facilities • Door entry system • Car parking for 4 cars
FLOOR AREA	171.00 sq m (1840 sq ft)
LEASE TERMS	The Premises are available on an effective full repairing and insuring lease for a term to be agreed
RENT	£27,500 per annum exclusive of business rates and service charges
SERVICE CHARGE RATES	<p>Current service charge £6,440 per annum</p> <p>Rateable Value £33,750</p> <p>Uniform Business Rate 49.9 p in the £</p> <p>Rates payable for full year ending March 2022 £16,841.25</p> <p>Prospective Tenants should however verify the position with Dartford Borough Council 01322 343434</p>
RENT DEPOSIT	A rent deposit may be required subject to status
EPC	Certificate awaited
LEGAL COSTS	Each Party will be responsible for their own legal costs. However, the proposed Tenant will be required to give an undertaking to meet the Landlord's reasonable abortive legal costs should the proposed Tenant withdraw from the transaction after Solicitors have been instructed.
VIEWING	Contact Robert Ingram of Cobbs Property Services 01322 288254 or 07836 345061
REF: AR/DU/AN	

