



**MODERN SELF CONTAINED**

**GROUND FLOOR  
OFFICES**

**TO LET**

**122.82 sq m (1322 sq ft)**

**DARTFORD TOWN CENTRE**

**GROUND FLOOR TRINITY HOUSE 3 BULLACE LANE DARTFORD KENT DA1 1BB**

**DESCRIPTION**

The premises comprise attractive largely open plan self contained ground floor office accommodation forming part of a three storey office building.



**LOCATION**


The offices are conveniently located in the Town's historic Conservation Area just off the High Street and therefore within easy reach of shops, local bus routes and main line rail station to London. Dartford is located at Junction 1b of the M25 providing access to the A2 M2 M20 Motorways and the River Crossing.

**FLOOR AREAS**

122.82 sq m                      1322 sq ft

**AMENITIES**

- Self contained
- Gas fired central heating and some air conditioning
- Suspended ceilings with Cat 11 lighting
- Skirting trunking
- Part laminate flooring part carpet tiles
- Private toilet facilities

<b>LEASE TERMS</b>	The premises are available to let on an effective full repairing and insuring lease for a term to be agreed																														
<b>RENT</b>	£ 18,500 per annum exclusive subject to reviews at three yearly intervals.																														
<b>RENT DEPOSIT</b>	A rent deposit may be required subject to status																														
<b>RATES</b>	Rateable Value £17,000 Uniform Business Rate 49.1p in the pound Rates payable for a full year 2019/20 £8,347.00																														
<b>ENERGY PERFORMANCE CERTIFICATE</b>	 <p>The certificate shows the energy rating of the building, its carbon footprint, the energy efficiency of the heating, hot water, ventilation, cooling and lighting systems. The rating is compared to the standard for the type of building, and is expressed by means of a rating and the appropriate colour for existing buildings. There is more advice on how to interpret the information on the document that sets Energy Performance Certificate for the construction. See a copy of the 'Energy' provided in the accompanying schedule of Energy Performance Certificate.</p> <p><b>Energy Performance Asset Rating</b></p> <p>More energy efficient</p> <table border="1"> <tr><td>A</td><td>91-100</td></tr> <tr><td>B</td><td>81-90</td></tr> <tr><td>C</td><td>71-80</td></tr> <tr><td>D</td><td>61-70</td></tr> <tr><td>E</td><td>51-60</td></tr> <tr><td>F</td><td>41-50</td></tr> <tr><td>G</td><td>Over 100</td></tr> </table> <p>104</p> <p><b>Technical Information</b></p> <table border="1"> <tr><td>Main heating fuel</td><td>Electricity</td></tr> <tr><td>Building area (m<sup>2</sup>)</td><td>11,000.00</td></tr> <tr><td>Total useful floor area (m<sup>2</sup>)</td><td>11,000.00</td></tr> <tr><td>Area (m<sup>2</sup>)</td><td>11,000.00</td></tr> <tr><td>Building envelope (m<sup>2</sup>)</td><td>11,000.00</td></tr> <tr><td>Primary energy use (kWh/m<sup>2</sup> per year)</td><td>104</td></tr> </table> <p><b>Benchmarks</b></p> <table border="1"> <tr><td>Minimum energy use (kWh/m<sup>2</sup> per year)</td><td>104</td></tr> <tr><td>Maximum energy use (kWh/m<sup>2</sup> per year)</td><td>104</td></tr> </table>	A	91-100	B	81-90	C	71-80	D	61-70	E	51-60	F	41-50	G	Over 100	Main heating fuel	Electricity	Building area (m <sup>2</sup> )	11,000.00	Total useful floor area (m <sup>2</sup> )	11,000.00	Area (m <sup>2</sup> )	11,000.00	Building envelope (m <sup>2</sup> )	11,000.00	Primary energy use (kWh/m <sup>2</sup> per year)	104	Minimum energy use (kWh/m <sup>2</sup> per year)	104	Maximum energy use (kWh/m <sup>2</sup> per year)	104
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<b>LEGAL COSTS</b>	Each Party to bear their own legal costs. However the proposed Tenant will be required to give an undertaking to meet the Landlords' reasonable abortive legal costs should the proposed Tenant withdraw for any reason.																														
<b>VIEWING</b>	Strictly by appointment through Agents Robert Ingram & Co 01322 288254 and by courtesy of the outgoing Tenants whose lease expires on the 14 <sup>th</sup> March 2019.																														