



Unit 2

QUESTOR

Unit 2 Avery Way, Questor, Dartford, DA1 1JZ

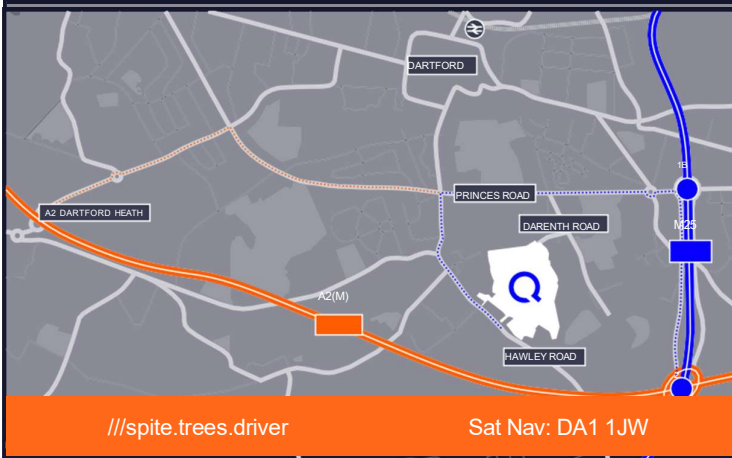


UNIT 2 AVERY WAY

2,562 SQ FT (238 SQ M)

WAREHOUSE / INDUSTRIAL UNIT

AVAILABLE AUTUMN 2024 (FOLLOWING LANDLORD REFURBISHMENT)



LOCATION

The Questor Estate is located off Hawley Road (A225) approximately 1 mile west of Junction 1B of the M25. Dartford town centre is approximately 1 mile to the north with its comprehensive shopping facilities and main line railway station.

DESCRIPTION

The property comprises a mid terraced Industrial unit of steel frame construction with first floor office accommodation. Externally there is parking on the forecourt area.

UNIT 12A	SQ FT	SQ M
Warehouse	2,323	215.8
First Floor Office	239	22.2
Total	2,562	238.0

SPECIFICATION

- 3 phase power supply
- 5.4 m up & over shutter door
- 24 hour estate CCTV
- Allocated parking
- Currently fitted with large tenant storage mezzanine
- Available Autum 2024 following landlord refurbishment

TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

RENT

On application.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

VAT

VAT will be applicable to rents and other outgoings on the estate.

EPC

EPC Rating C – 71. Valid until November 2033

BUSINESS RATES

Interested parties are advised to contact Dartford Borough council in regards to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.



VIEWING

Strictly by appointment through the joint sole agents:



Stewart Smith
07841 460308
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Richard Turnill
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