

HAWLEY MILL

HAWLEY ROAD • DARTFORD • KENT • DA2 7SY



GROUND FLOOR OFFICES TO LET - 4,520 - 24,381 SQ FT (420 - 2,265 SQ M)
(Additional Storage Space Also Available)



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SUMMARY

SPECIFICATION



AIR CONDITIONED
OFFICES



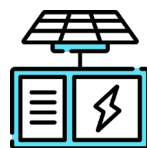
ELECTRIC CAR
CHARGING POINTS



GENEROUS ON-SITE
CAR PARKING



ON-SITE CANTEEN



SOLAR PANELS



MALE/FEMALE/DISABLED
WCS AND SHOWER
FACILITIES



LED LIGHTING



ATTRACTIVE
LANDSCAPED
GROUNDS



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LOCATION

The premises are conveniently located on Hawley Road, which connects with Princes Road (A225) which in turn leads to junction 1b of the M25 less than 2.4 miles away. Dartford town centre is approximately 2.3 miles to the north and there is a regular bus service that runs along Hawley Road.

Dartford Station provides regular services to central London with journey times of 32 to 45 minutes.



Road	Miles
M25 J1B	2.4
Dartford Crossing	4.5
A2	3.1
A20	5.1
A13	7.0
Blackwall Tunnel	13.3



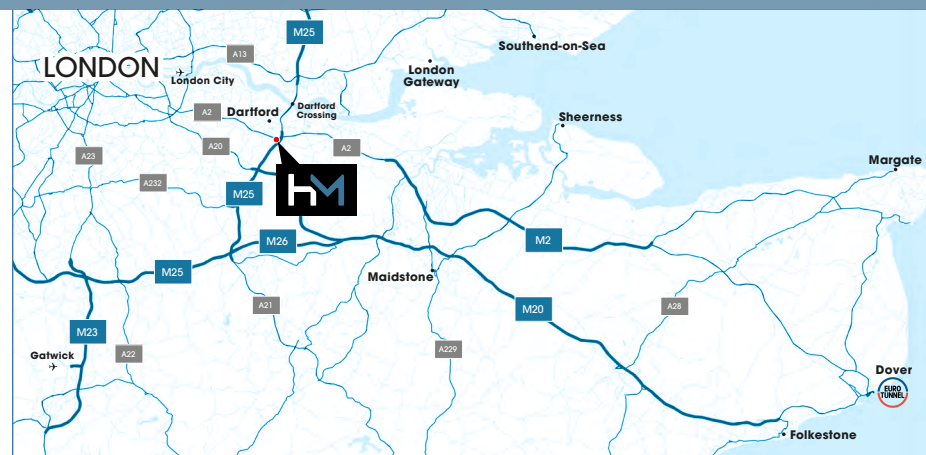
Rail	Miles
Dartford Station	2.6
Ebbsfleet Station	7.0



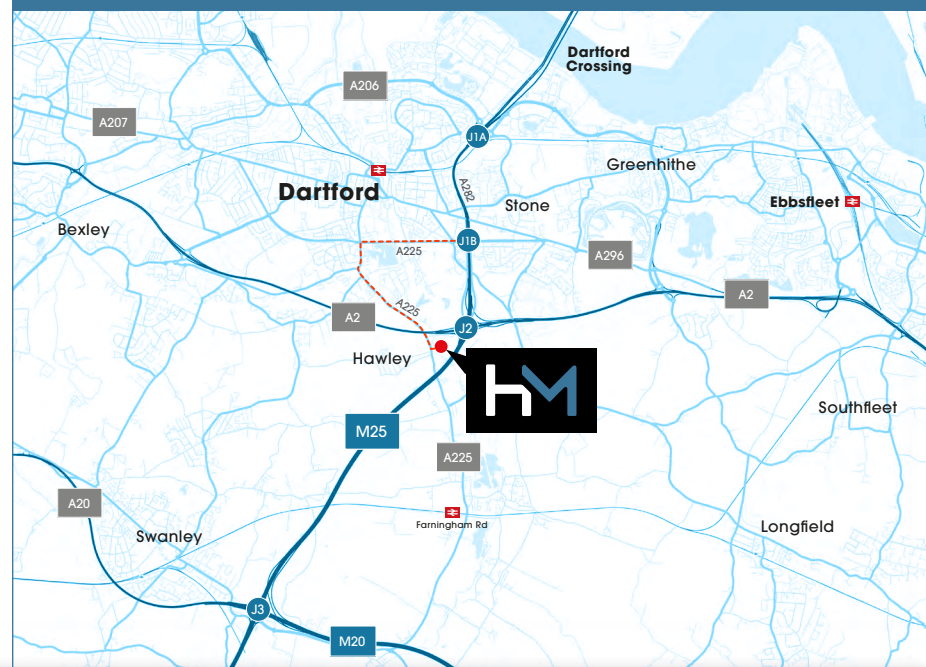
Airports	Miles
London City	17.2
Gatwick	32.6
Heathrow	35.3
Stanstead	39.8



Ports	Miles
Tilbury	14.2
London Gateway	16.4
Dover	60.9
Felixstowe	80.3



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DESCRIPTION

The available office comprises a ground floor area in a 3-storey building set in attractive landscaped grounds. The office includes air conditioning, lighting and carpeting.

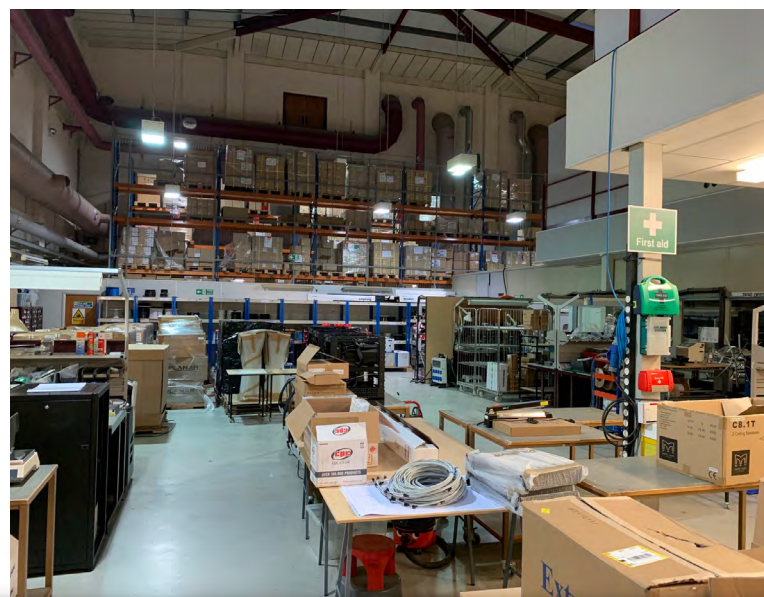
ACCOMMODATION

The areas comprise the following approximate IPMS3 area for offices and Gross Internal Area for warehouse space.

Offices	sq ft	sq m
Ground Floor Office	10,166	944

Potential additional storage space	sq ft	sq m
Loading Bay/ Despatch Corridor	805	75
Production/Test	5,264	489
Stores Mezzanine 1st & 2nd Floor	4,520	420
Stores Ground Floor	3,626	337

TOTAL	24,381 sq ft	2,265 sq m
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INFORMATION

ENERGY PERFORMANCE CERTIFICATE

D (88)

TERMS

The offices are available by way of a new lease on terms to be agreed.

BUSINESS RATES

Interested parties are however advised to make their own enquiries with the local authority.

SERVICE CHARGE

A service charge is levied for the upkeep, maintenance and servicing of the common areas. Further details are available upon request.

VAT

The property is elected for VAT.





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CONTACT

For viewing and further information, please contact:

Ryan

01322 285 588
ryan.com/agency

STEPHEN RICHMOND

07771 900 682

stephen.richmond@ryan.com

CHRIS BIRCH

07976 681 951

christopher.birchr@yan.com

caxtons
commercial
agency

01622 234886
caxtons.com

MARK COXON

07969 973809

mcoxon@caxtons.com

JAMES SQUIRE

07464 627302

jsquire@caxtons.com