



Prospect House, Riverside Industrial Estate

Riverside Way, Dartford, DA1 5BS

Rare Freehold Opportunity Warehouse / Industrial Unit

14,897 sq ft
(1,383.98 sq m)

- An additional 5,335 sq ft mezzanine storage
- Prominent site in established industrial location
- Vacant possession
- Secure yard
- 2 full height loading doors
- Secured fenced site

Summary

Available Size	14,897 sq ft
Price	Price on application
Rateable Value	£176,000 wef 1 April 2026. Interested parties are advised to make their own enquiries with the local authority.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

The property comprises a self-contained detached warehouse of steel portal frame construction with brick and profile metal cladding to the elevations under a pitch roof incorporating translucent roof light panels.

The property benefits from two storey offices to the front along with a substantial mezzanine providing additional offices and storage. The offices are of brick construction with double glazing, suspended ceilings and offer a mixture of open plan areas and cellular offices with an atrium feature along with kitchen and WC area.

The main warehouse benefits from 5.85m eaves, suspended lighting and full height level access loading doors at the front and side elevation.

Location

Riverside Industrial Estate is located on Riverside Way off Mill Pond Road close to the junction with Home Gardens (Dartford town centre ring road system) close to the town centre. Access to junction 1a M25 is from Victoria Road via Bob Dunn Way (A206). Dartford railway station is a short walk from the estate with regular train services to London Bridge, Charing Cross and Cannon Street.

Accommodation

The accommodation comprises the following approximate GIA areas:

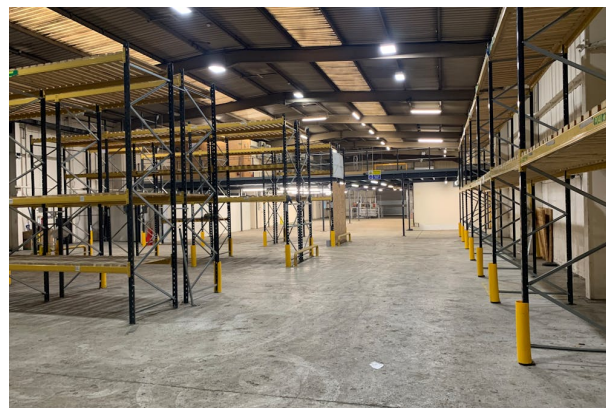
Name	sq ft	sq m
Ground - Floor Warehouse	10,054	934.05
Ground - Floor Office	2,427	225.48
1st - Floor Office	2,416	224.45
Total	14,897	1,383.98

Mezzanine

The property has an additional storage mezzanine of 5,335 sq ft and racking available to a purchaser.

Terms

The property is available for sale with vacant possession.



Viewing & Further Information



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