



TO LET

The Hill Hub
1a Highfield Road
Dartford
DA1 2JH

Serviced Offices To Let

Spaces ranging between 90-695 Sq Ft



Location

The property is prominently located on Highfield Road (A226), at its junction at West Hill and is conveniently located in the Heart of Dartford Town Centre which provides a wide range of amenities. The Orchards Shopping Centre, and Prospect Place Shopping Centre are also within walking distance with its range of retail, restaurant, and leisure facilities.

Dartford Station (0.4 miles) is located nearby providing regular Thameslink and Southeastern services into Central London, and out towards Kent. Numerous buses also serve the locality.

Description

Hill Hub Dartford is a bustling creative environment in the heart of Dartford Town Centre, consisting of 9 private cell spaces, 10 private offices, 2 larger meeting rooms, coworking space consisting of 24 desks, and a fully fitted recording studio for hire.

This modern and stylish building is conveniently situated within walking distance of Dartford mainline train station and is a perfect place for those who wish to work collaboratively in a supportive and flourishing environment. Facilities include an inviting entrance lobby with a receptionist, 24-hour access, meeting rooms at discounted rates, a wide range of events for the business and local communities, conference facilities, business grade internet, shower facilities, break out space/kitchen, and a café providing hot and cold food and daily specials.

The office rooms are fully furnished, and licensees will also have access to a kitchen, showering facilities, and free onsite car park (subject to availability). Possessing a broad range of office sizes as well as co-working space, the centre can offer a professional environment for both smaller businesses and entrepreneurs, whilst providing a level of flexibility.

Property Use

The property currently benefits from E/B1a Use Class. However, the incoming tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Property Terms/Tenure

The offices are available to be let on 12/24 month licences, excluded from the security of tenure of the Landlord & Tenant Act 1954, with a 2-month notice period. A 1 month deposit will be payable, along with 1 month's rent in advance. Hot desks are available on daily rates.

VAT

We understand that VAT will not be applicable.

Viewing

For further information, or to arrange a viewing, please contact Hindwoods on 0208 858 9303.

Charlene Nicholls c.nicholls@hindwoods.co.uk

Accommodation Schedule

Unit	Desks	Sq M	Sq Ft	Rent pcm (12/24 month term)	Status
Cell.I	3	8.36	90	£650 +VAT	To Let
Cell.III	3	8.36	90	£650 +VAT	To Let
Cell.VIII	3	8.36	90	£650 + VAT	To Let
New Inn	4	14.03	151	£1,010 + VAT	To Let
The Yard (Team Suite)	12-18 desks	98.38	738	From £4,950 + VAT	To Let 1 st October

New Office Space

New office space (**The Yard: 738 sqft**) will be available by 1st October. Previously a coworking area, this area is now a "Team suite" with **12 -18 desk** capacity demand.

Offer Details

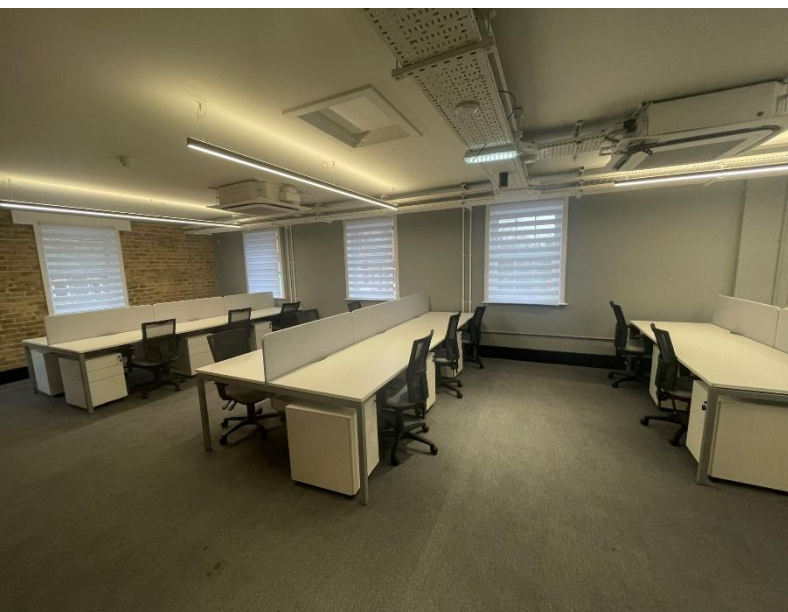
50% off 1st month on 12 months fixed term (One month's retainer/deposit is still applicable upon signing the agreement). 50% off 1st, and 13th month on 24+ months fixed term (One month's retainer/deposit is still applicable upon signing the agreement). Offer valid on all new deals with a start date by 1st October 2026).



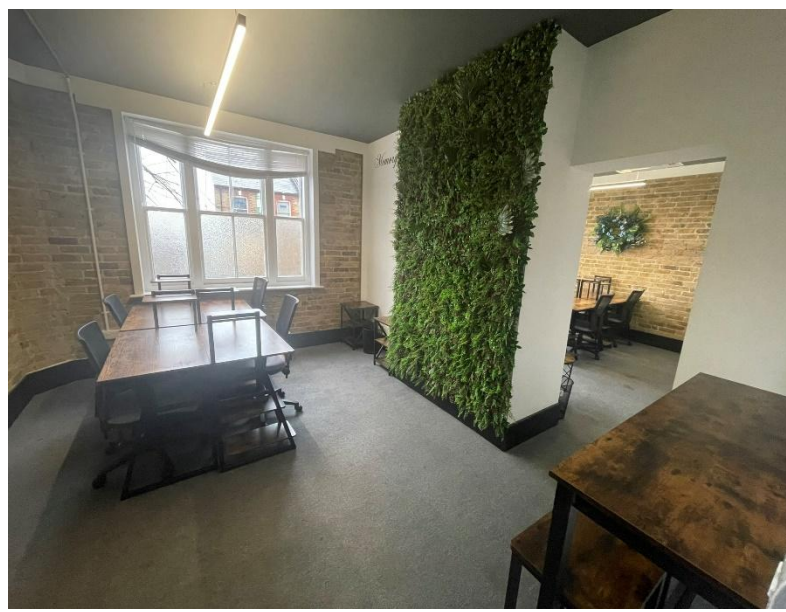
Main Entrance



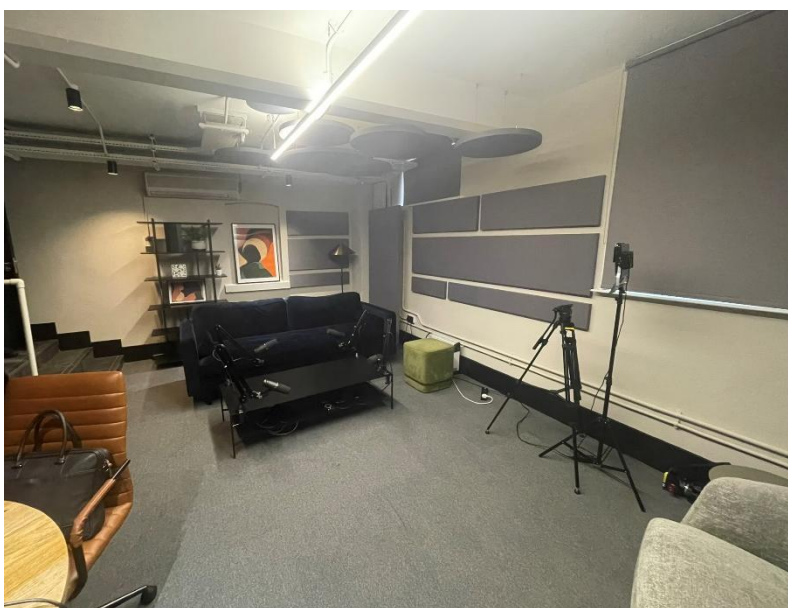
Boardroom



Large Office



Small Office



Recording Studio



The Yard Team Suite

[illegible]

Architectural floor plan of a building. The plan shows a central corridor and various rooms. Key features include:

- Rooms:** OFFICE (multiple), KITCHEN, CAFE, TERRACE, WC, DWC, and a New Lift.
- Structural Elements:** Flat Roof, New Glazed Extension, New Flat Solid Roof, New Glazed Balustrade, and a Back up existing window.
- Other Labels:** Existing door replaced by a window, UP (staircase), and DOWN (staircase).



Education Facility

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Museum Library

250 m

500 m