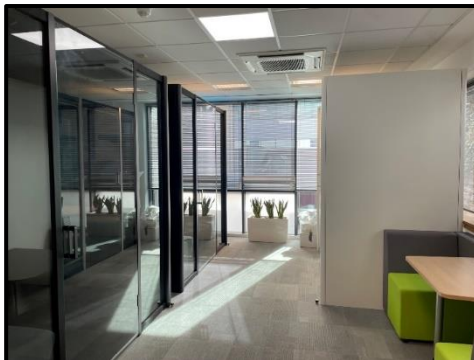
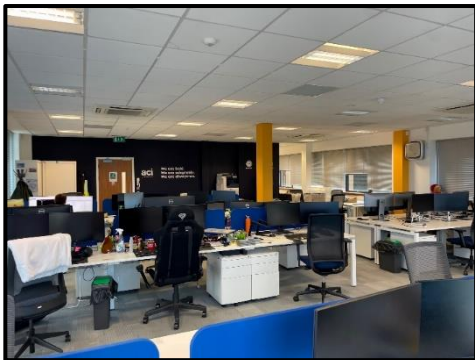


35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**GROUND FLOOR OFFICE SUITE, 9 WATERSIDE COURT
CROSSWAYS BUSINESS PARK,
DARTFORD KENT DA2 6NX**



**GROUND FLOOR OFFICE SUITE WITH
ALLOCATED PARKING**

2,573 SQ. FT. (239.08 M²)

TO LET



01322 475940
watsonday.com

LOCATION

Waterside Court is located on Crossways Business Park adjacent to Junction 1A of the M25, close to Bluewater shopping centre and the HighSpeed1 railway service from Ebbsfleet International station.

Crossways Business Park also benefits from the Fastrack bus route linking Dartford to Gravesend. Stone Crossing railway station provides services to London Bridge in approximately 40 minutes.

For location click link or copy & paste

<https://w3w.co/accent.hurray.cape>

DESCRIPTION

The suite is situated in a modern, detached office building. The ground floor suite has the following salient features: -

- To be refurbished, modern office suite
- Mainly open suite around a central service core
- Raised floor with floor boxes
- Suspended ceiling with inset LG7 lighting
- Ceiling mounted heating & cooling air conditioning system
- Male & female WCs
- Shower room (within WC)
- Fitted kitchenette /Tea point
- Allocated parking (approx. 12 spaces)
- Double electric vehicle charging point
- Walking distance to Hilton and Camponile Hotels, Costa, Convenience shops and The Wharf
- Attractive Business Park Location
- Adjacent to J1A, M25
- 5 minute drive to Bluewater Shopping Centre
- Available September 2024

ACCOMMODATION (Approx net internal floor area)

Ground Floor Offices 2,573 sq. ft. (239.08 m²)

RENT

£67,500 per annum exclusive

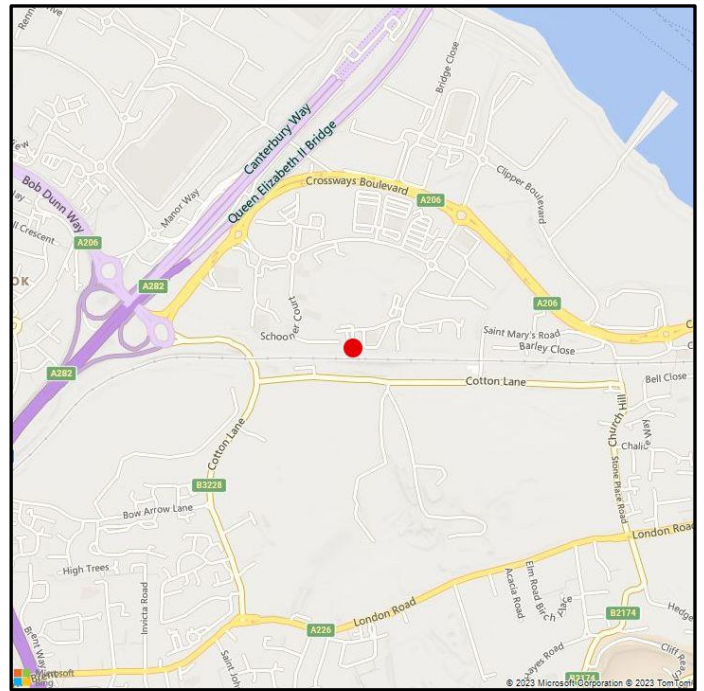
VAT

The property is elected for VAT.

TERMS

The property is available on a new lease with terms to be agreed.

LOCATION PLAN



SERVICE CHARGE

A service charge will be payable in addition. Full details available upon request.

BUSINESS RATES

The ground floor suite is currently assessed as follows:-

Office & Premises	£45,500
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Interested parties are advised to contact Dartford Borough Council (01322 343434) in regard to exact rates payable.

ENERGY PERFORMANCE CERTIFICATE

Band B (46). Valid until 10/06/2033.

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

richardturnill@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01322 475970