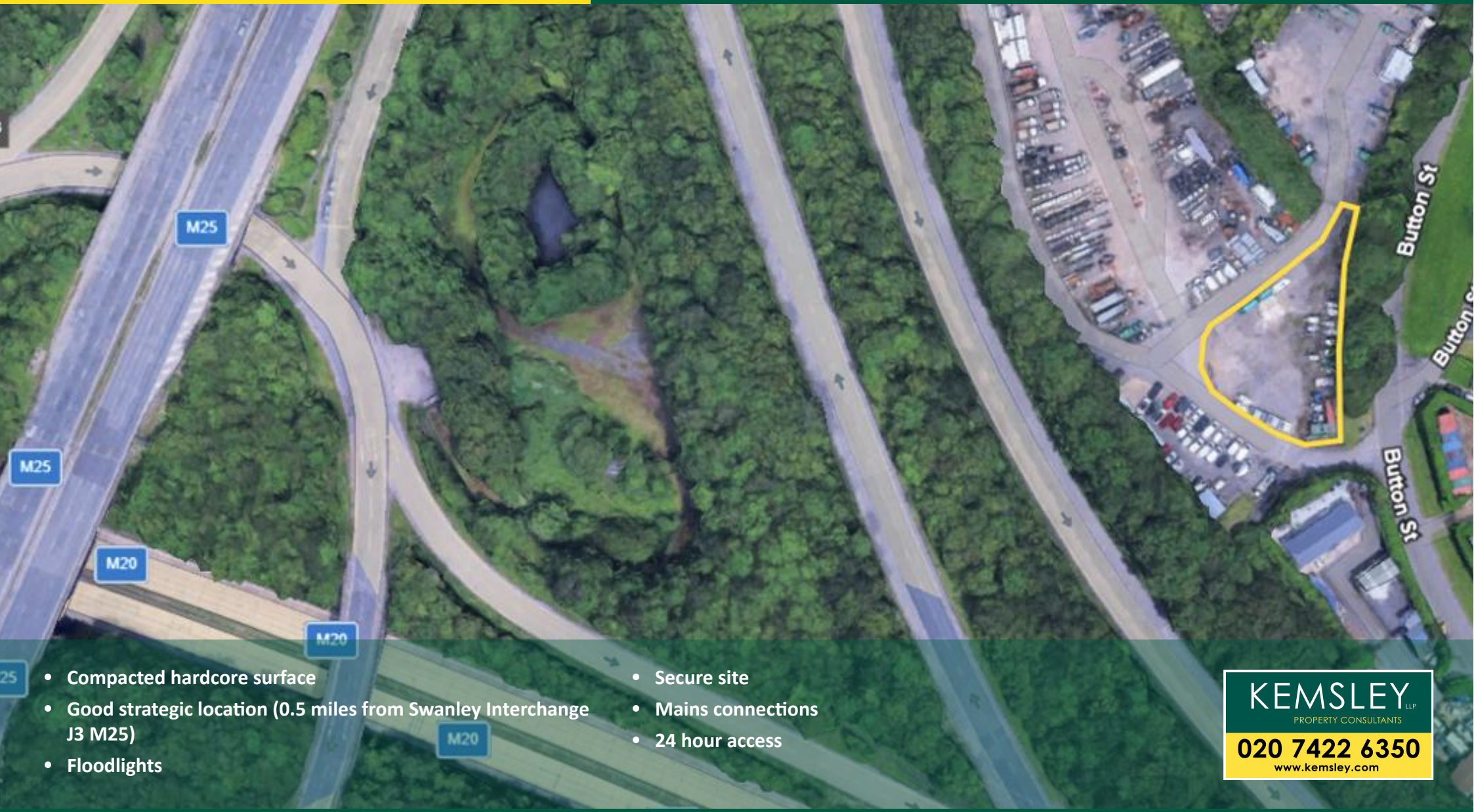
TO LET

Open Storage

0.34 Acres (0.14 Hectares)

THE YARD

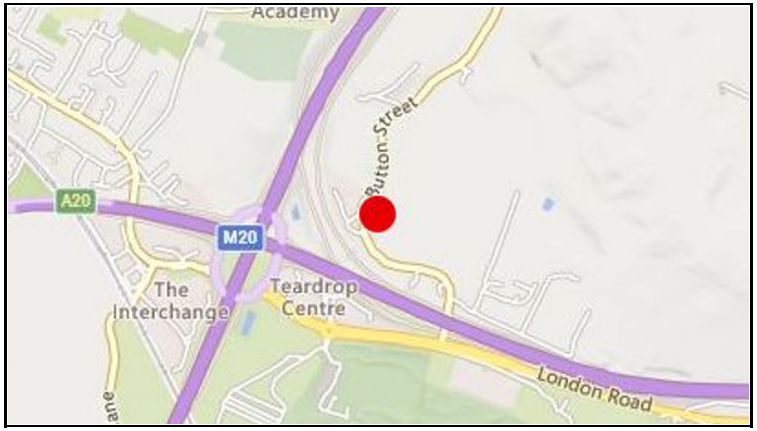
Button Street, Swanley, Kent BR8 8DZ



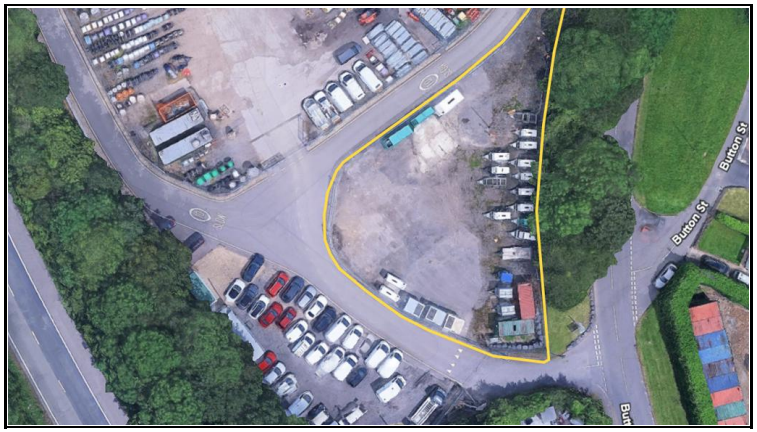
- Compacted hardcore surface
- Good strategic location (0.5 miles from Swanley Interchange J3 M25)
- Floodlights
- Secure site
- Mains connections
- 24 hour access

KEMSLEY LLP
PROPERTY CONSULTANTS
020 7422 6350
www.kemsley.com

Kemsley LLP 46 New Broad Street, London, EC2M 1JH







LOCATION
The Yard is situated on Button Street just off the M20 / M25 intersection in Swanley Kent J3, giving excellent access to the M25 and the wider motorway network with Dartford Crossing only 2.5 miles to the north. The Channel Tunnel and Kent Ports are approximately 60 miles to the East. Swanley town centre and rail station which provides a direct service to London Victoria is approximately 1.5 miles due west. Train service are provide by Swanley Station which is 2 miles west of the site providing direct services to London Charing Cross / Victoria in under 30 mins.

DESCRIPTION
The property comprises of a triangular shaped predominantly hardstanding site with mains water and mains electricity connections. The Landlord will not consider waste or recycling uses.

ACCOMMODATION
Total: **0.34 Acres (0.14 Hectares)**
The above floor areas are approximate and have been measured on a gross internal basis.

TENURE
The property is offered on a flexible agreement with a deposit of 1 months rent and 1 month payable in advance with monthly payments thereafter.

RENT
£70,000 per annum inclusive.

VAT
NOT Applicable.

BUSINESS RATES
Rent is inclusive of Business Rates.

SERVICE CHARGE
NOT Applicable.

EPC
Exempt - no building present.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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Ref: AK1005/RSC 10.26

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