

TO LET

OFFICE – 127 - 1,913 SQ FT (11.8 - 177.72 SQ M)

UKAMS House , Unit 4 Twisleton Court, Priory Hill, Dartford, Kent, DA1 2EN

Rent | On application — A range of office suites within a character town centre office building with parking — 05 November 26

DESCRIPTION
The property comprises a character 4-storey period brick built building set in an attractive courtyard style office development. The subject suites occupy the first and second floors and are available furnished or unfurnished. Facilities within the building include kitchen and breakout area, separate male and female WCs, high quality LED lighting strips, gas central heating, fibre internet connection and a meeting room. Secure allocated parking is provided within a purpose built multi-storey car park at the entrance to the development.

LOCATION
Twisleton Court is located on Priory Hill off West Hill close to the junction with Highfield Road (Dartford town centre ring road system) to the western edge of the town centre. Dartford railway station is a short walk from the building with regular train services running from Dartford to London Bridge, Charing Cross and Cannon Street. Junction 1a of the M25 is to the north east of the town centre and junction 1b to the south east, both less than 2 miles distance. The A2 is approximately 2.5 miles to the south at junction 2 of the M25.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
1st Floor - Office 4	301	27.96
1st Floor - Office 5	127	11.8
1st Floor - Office 6	505	46.91
2nd Floor - Office 7	979	90.95
TOTAL	**1,912**	**177.62**

AMENITIES
- Furnished or unfurnished
- Recently refurbished
- Central heating
- LED lighting
- Kitchen and breakout area
- Separate WCs
- Secure allocated parking spaces
- Meeting room facilities

RENT
On application

RATES
Business Rates: Included in the rent.
Service Charge: Included in the rent.

VAT
Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
The property has an EPC rating of E.











VIEWINGS –

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