# HAWLEY MILL

HAWLEY ROAD • DARTFORD • KENT • DA2 7SY




## GROUND FLOOR OFFICES TO LET - 4,520 - 24,381 SQ FT (420 - 2,265 SQ M)

(Additional Storage Space Also Available)

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# SUMMARY



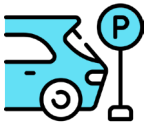
## SPECIFICATION



AIR CONDITIONED OFFICES



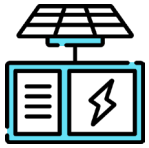
ELECTRIC CAR CHARGING POINTS




GENEROUS ON-SITE CAR PARKING



ON-SITE CANTEEN



SOLAR PANELS



MALE/FEMALE/DISABLED WCS AND SHOWER FACILITIES




LED LIGHTING



ATTRACTIVE LANDSCAPED GROUNDS

# LOCATION

CLICK TO VIEW ON GOOGLE MAPS

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The premises are conveniently located on Hawley Road, which connects with Princes Road (A225) which in turn leads to junction 1b of the M25 less than 2.4 miles away. Dartford town centre is approximately 2.3 miles to the north and there is a regular bus service that runs along Hawley Road.

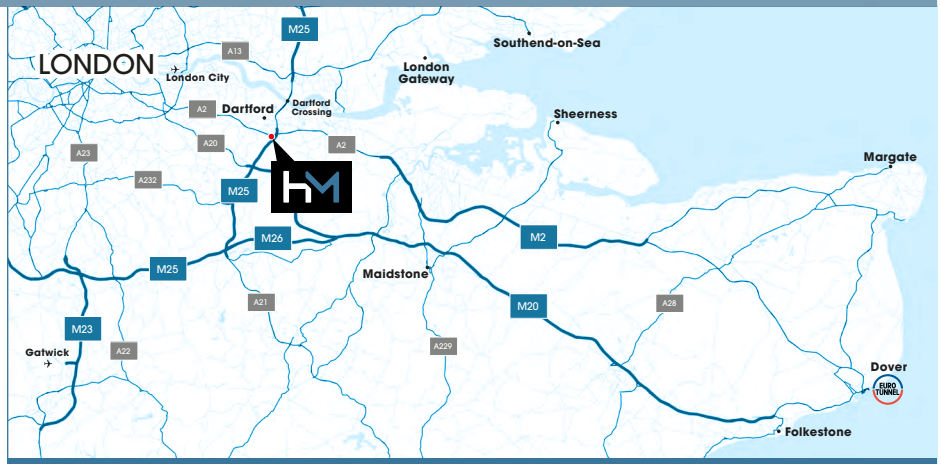
Dartford Station provides regular services to central London with journey times of 32 to 45 minutes.

| Road | Miles |
|---|---|
| M25 J1B | 2.4 |
| Dartford Crossing | 4.5 |
| A2 | 3.1 |
| A20 | 5.1 |
| A13 | 7.0 |
| Blackwall Tunnel | 13.3 |

| Rail | Miles |
|---|---|
| Dartford Station | 2.6 |
| Ebbsfleet Station | 7.0 |

| Airports | Miles |
|---|---|
| London City | 17.2 |
| Gatwick | 32.6 |
| Heathrow | 35.3 |
| Stanstead | 39.8 |

| Ports | Miles |
|---|---|
| Tilbury | 14.2 |
| London Gateway | 16.4 |
| Dover | 60.9 |
| Felixstowe | 80.3 |

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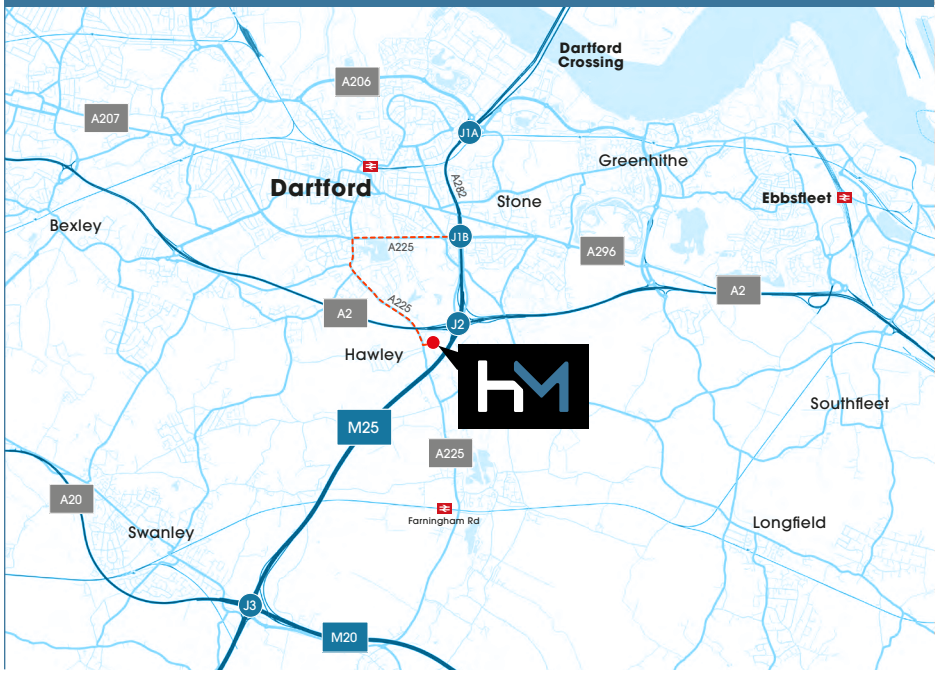

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# DESCRIPTION


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**The available office comprises a ground floor area in a 3-storey building set in attractive landscaped grounds. The office includes air conditioning, lighting and carpeting.**

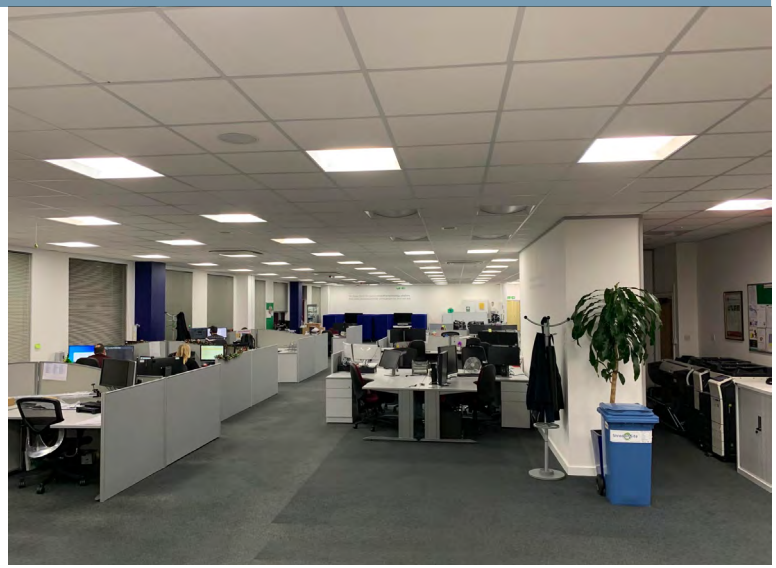
## ACCOMMODATION

The areas comprise the following approximate IPMS3 area for offices and Gross Internal Area for warehouse space.

| Offices | sq ft | sq m |
|---|---|---|
| Ground Floor Office | 10,166 | 944 |

| Potential additional storage space | sq ft | sq m |
|---|---|---|
| Loading Bay/ Despatch Corridor | 805 | 75 |
| Production/Test | 5,264 | 489 |
| Stores Mezzanine 1st & 2nd Floor | 4,520 | 420 |
| Stores Ground Floor | 3,626 | 337 |

| **TOTAL** | **24,381 sq ft** | **2,265 sq m** |
|---|---|---|





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# INFORMATION


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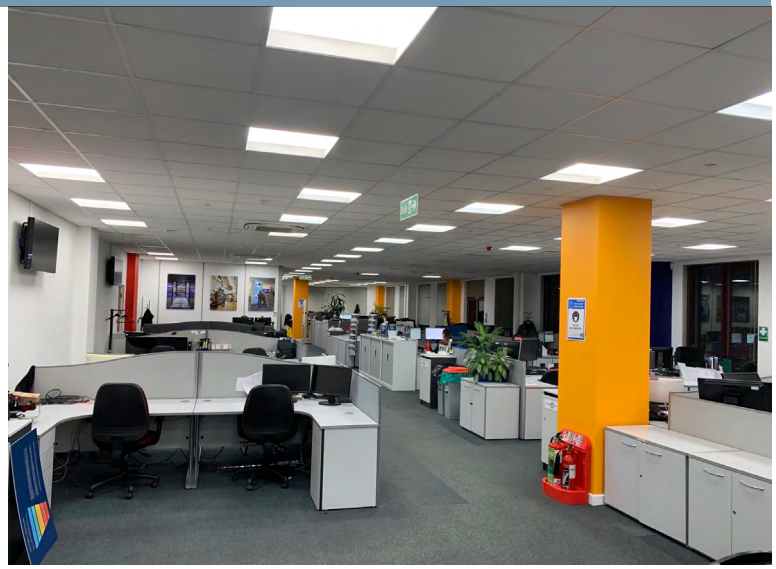
**ENERGY PERFORMANCE CERTIFICATE**
D (88)

**TERMS**
The offices are available by way of a new lease on terms to be agreed.

**BUSINESS RATES**
Interested parties are however advised to make their own enquiries with the local authority.

**SERVICE CHARGE**
A service charge is levied for the upkeep, maintenance and servicing of the common areas. Further details are available upon request.

**VAT**
The property is elected for VAT.








# CONTACT

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