



**MAKING
PROPERTY
WORK**
SHW.CO.UK

SHW

TO LET

OFFICE – 5,487 SQ FT (509.74 SQ M)

**2nd Floor Lakeview East, Crossways Business Park, Galleon Boulevard, Dartford, Kent,
DA2 6QE**

DESCRIPTION

The offices are located on the second floor of this modern office building with views overlooking Cotton Lake. Access is via a shared entrance and lobby area. The offices are to a high standard with raised accessed floors, suspended ceiling, air conditioning, kitchen facility and some partitioned meeting rooms.

LOCATION

Lakeview East is located on Crossways Business Park just off Junction 1A of the M25 close to Bluewater Shopping Centre and the Dartford Crossing.

The park has excellent transport facilities including a Fastrack bus service linking with Ebbsfleet International Station and Dartford and Gravesend town centres. There are two railway stations, Greenhithe and Stone Crossing on the Gillingham to London line (40 minutes to central London). Ebbsfleet International Station is approximately 3 miles to the east with an approximate journey time into central London of 17 minutes. Crossways contains a range of other facilities including 3 hotels, The Wharf pub, ASDA supermarket with filling station, Costa Coffee and lakeside cafe. Other office occupiers on Crossways include Bellway Homes, Laing O'Rourke, Regus and Mazda.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
2nd Floor	5,487	509.74
TOTAL	5,487	509.74

AMENITIES

- Self-contained office suite
- Second floor modern office accommodation
- Dedicated car parking
- VRF air-conditioning
- Full access raised floors
- Passenger lift
- Car parking 1:204 sq ft
- Fully fitted kitchen area

RENT

On application.

BUSINESS RATES

The suite is not currently separately assessed and interested parties are therefore advised to make their own enquiries with the local authority.

SERVICE CHARGE

There will be a service charge to cover the cost of the common parts and maintenance of the estate.

VAT

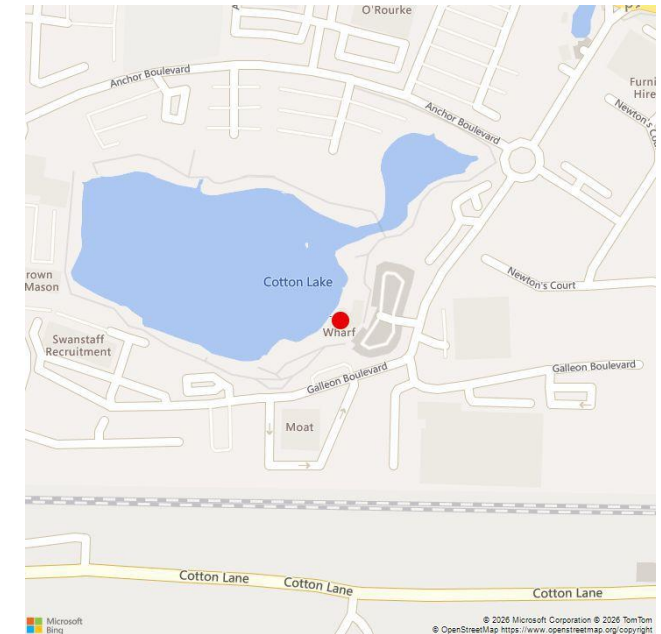
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.

**VIEWINGS – 01322 285588**

Steve Richmond

t: 07771 900682

e: srichmond@shw.co.uk

Toby Coldbreath

t: 07947 373875

e: tcoldbreath@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK