

TO LET

OFFICE – 1,027 SQ FT (95.41 SQ M)

3 Waterside Court, Galleon Boulevard, Crossways Business Park, Dartford, DA2 6NX

DESCRIPTION

The premises comprises the first floor suite within a self-contained 2-storey building with common entrance lobby and adjoining shower and WC facilities with a flight of stairs to the first floor common area which also benefits from WC facilities. Internally the suite benefits from a fit-out including a screened off kitchen area and 3 office / meeting rooms partitioned off the main open plan office area. The common reception area is tiled with carpeted staircase to the first floor and quality hardwood veneered doors and stainless steel ironmongery being used throughout. The buildings were originally constructed to a very good BREEAM rating and the courtyard development benefits from quality landscaping and street lighting surrounding the dedicated car parking area. The suite benefits from 6 car parking spaces.

LOCATION

Waterside Court is located on Crossways Business Park at junction 1a of the M25, close to Bluewater Shopping Centre and the Dartford Crossing. The park has excellent transport facilities including a fast track bus route linking Dartford town centre to Gravesend. 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 (17 minutes to Central London).

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
1st - Floor Office Suite	1,027	95.41

AMENITIES

- Air-conditioning
- Open plan with 3 partitioned offices
- Screened kitchen area
- Perimeter trunking
- LED lighting
- Shower and WC in common area
- Glazed walls to 3 sides
- 6 dedicated parking spaces

RENT

On application.

TERMS

The suite is available by way of a new lease on terms to be agreed.

RATES

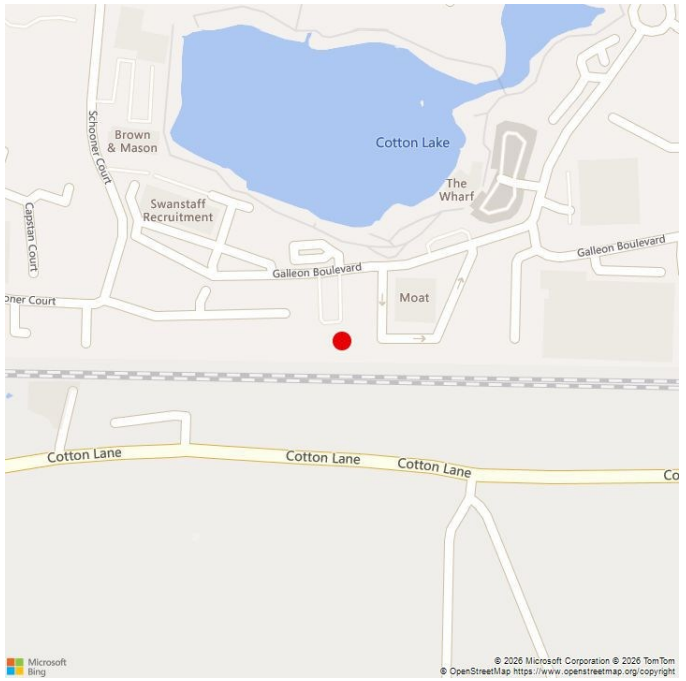
Wef 1 April 2026. Interested parties are however advised to make their own enquiries with the local authority.

SERVICE CHARGE

A service charge is levied for the management of the building, Waterside Court and the wider Crossways business area. Details can be provided upon request.

EPC

The property has an EPC rating of C.









VIEWINGS – 01322 285588

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