Hartnell Taylor Cook

LEASE ASSIGNMENT



3 Matrix Trade Park

Victoria Road, Dartford, DA1 5AJ

Modern industrial unit available to Let in Dartford

4,851 sq ft
(450.67 sq m)

- Excellent connection to the M25
- 3 Bay industrial unit
- Allocated parking
- Modern, prominent, end-of-terrace unit

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Summary

Available Size	4,851 sq ft
Passing Rent	£80,000 per annum
Rateable Value	£66,000
EPC Rating	Upon enquiry

Description

The unit is a modern industrial unit and comprises a mix of workshop space, storage areas and a reception area. The workshop features three bays. There is parking in front of the unit, along with two additional spaces opposite in Halfords car park.

Location

Located in Dartford, the unit benefits from excellent transport links, with the A2 approximately 2 miles to the south and the M25, around 2.5 miles to the east. Dartford Railway Station is 0.3 miles from the unit, offering direct services to London Bridge and Charing Cross in under 40 minutes. The surrounding area is home to a mix of industrial, trade, and logistics businesses, with well-known occupiers such as Halfords and B&Q within a short distance, making it a key location for commercial and trade operations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,851	450.67
Total	**4,851**	**450.67**

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

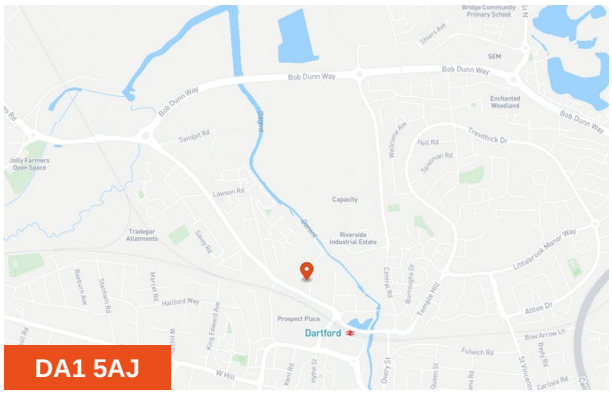
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

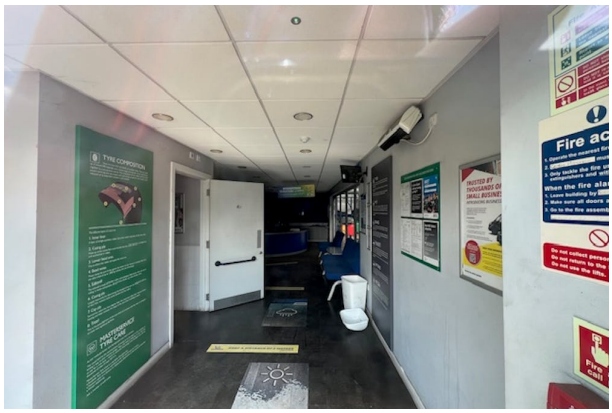
Each party is to bear their own legal costs incurred in the transaction.

Terms

Available by way of assignment of the existing lease, expiring 16.06.2030.







Viewing & Further Information

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