

Preliminary Particulars
Unit 1
Galley Hill Trading Estate
DA10 0AA
5,334 sq.ft.



Warehouse/Industrial
Trade Counter

TO LET

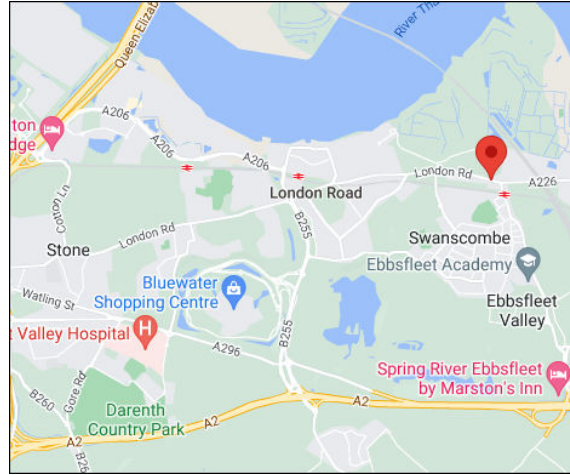
01737 230700

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Location:

Unit 1, Galley Hill Trading Estate, Swanscombe is situated off High Street with frontage to the A226 London Road, which provides easy access to the M25 approximately 3 miles to the west of the estate. The Swanscombe rail station provides regular services to London Bridge and Charing Cross. Shopping facilities are within a few hundred metres of the site and Bluewater Regional Shopping Centre is within 2.5 miles to the west. Ebbsfleet International Station is within three quarters of a mile of the estate.



Description:

This modern end of terrace warehouse/industrial unit with frontage to the A226 is constructed of steel portal frame providing column free space. The workshop/warehouse area is accessed by a full height loading door from the gated estate loading yard. The fully fitted offices on the first floor have the benefit of lighting and heating.

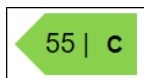
Accommodation:

	Sq m	Sq Ft
Floor Areas (gross internal)		
Grd Flr Warehouse/Industrial	441.7	4,754
1 st Flr Offices	<u>53.8</u>	<u>580</u>
TOTAL	495.5	5,334

Amenities:

- ❖ LED Warehouse Lighting
- ❖ Electrically operated loading door
- ❖ Fenced storage yard
- ❖ Three Phase Power Supply
- ❖ Fully Fitted Offices
- ❖ Partial Air Conditioning
- ❖ CCTV Monitored Site
- ❖ Kitchenette Facility

EPC



Rating: 2021/2022 RV £37,500

Terms :

To Let on a new lease for a term to be agreed.

For Further Information Contact:

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