



UKAMS House

4 Twisleton Court, Priory Hill, Dartford, DA1 2EN

**A range of office suites
within a character town
centre office building with
parking**

127 to 1,913 sq ft
(11.80 to 177.72 sq m)

- Furnished or unfurnished
- Recently refurbished
- Central heating
- LED lighting
- Kitchen and breakout area
- Separate WCs
- Secure allocated parking spaces
- Meeting room facilities

Summary

Available Size	127 to 1,913 sq ft
Rent	Rent on application
Business Rates	Included in the rent.
Service Charge	Included in the rent.
VAT	Rents and other outgoing on the property may be subject to VAT at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	E (102)

Description

The property comprises a character 4-storey period brick built building set in an attractive courtyard style office development. The subject suites occupy the first and second floors and are available furnished or unfurnished.

Facilities within the building include kitchen and breakout area, separate male and female WCs, high quality LED lighting strips, gas central heating, fibre internet connection and a meeting room.

Secure allocated parking is provided within a purpose built multi-storey car park at the entrance to the development.

Location

Twisleton Court is located on Priory Hill off West Hill close to the junction with Highfield Road (Dartford town centre ring road system) to the western edge of the town centre. Dartford railway station is a short walk from the building with regular train services running from Dartford to London Bridge, Charing Cross and Cannon Street.

Junction 1a of the M25 is to the north east of the town centre and junction 1b to the south east, both less than 2 miles distance. The A2 is approximately 2.5 miles to the south at junction 2 of the M25.

Accommodation

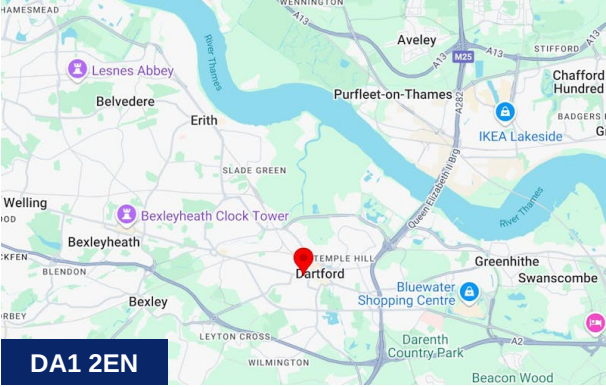
The accommodation comprises the following approximate areas:

Name	sq ft	sq m
1st - Floor - Office 4	301	27.96
1st - Floor - Office 5	127	11.80
1st - Floor - Office 6	505	46.92
2nd - Floor - Office 7	979	90.95
Total	1,912	177.63

Terms

The suites are available separately or combined by way of a new short form lease agreement on terms to be agreed subject to a minimum 3 year commitment.

Rents are inclusive of rates and service charge but exclusive of utility costs which will be applied based on the amount of space occupied.



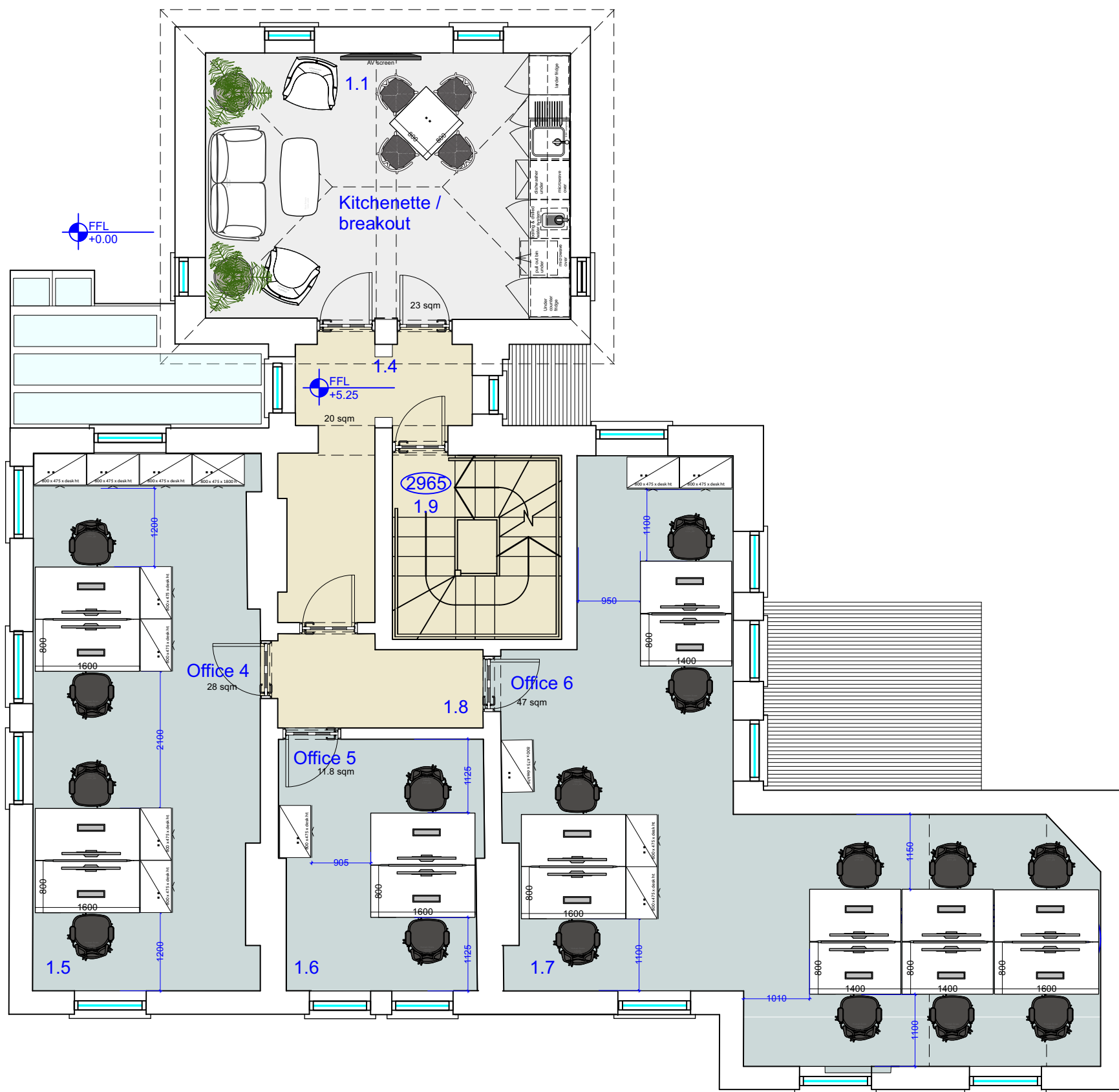
Viewing & Further Information



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The architectural floor plan shows a building layout with three main sections:

- Section 2.1:** A central area containing a staircase and a kitchenette. It is labeled "2.1" and "9 sqm". The kitchenette is labeled "kitchenette" and includes a sink, stove, and refrigerator. The staircase is labeled "80 sqm".
- Section 2.2:** A large area on the left side, labeled "2.2". It contains several workstations, each with a desk and a chair. The workstations are arranged in rows. Dimensions include 1600, 800, 1100, 1800, and 1230. A central area is labeled "Office 7".
- Section 2.3:** A small area on the right side, labeled "2.3". It contains a workstation with a desk and a chair. The area is labeled "11 sqm".

Other features include a central staircase, a kitchenette, and various workstations. Dimensions and furniture are detailed throughout the layout. A central area is labeled "Office 7". A central area is labeled "Office 7". A central area is labeled "Office 7".

Existing 2nd floor