HENSHALL & PARTNERS

REAL ESTATE ADVISORS



Commercial Unit, Langley Square, 230 William Mundy Way, Dartford DA1 5WX

Brand New Split Level Commercial Unit for Sale with Planning Permission to Convert part to Residential

SUMMARY

- Opportunity to acquire long leasehold interest (999-years) of **split level commercial (ground and mezzanine)** with the benefit of **2 x car parking spaces being included**
- Property extends **2,868sqft** and is in shell and core condition with a flexible use class **(A1-A4, B1, D1 & D2)**
- Property benefits from permission to **install additional 1,563sqft mezzanine flooring** along with **conversion of this level to 3 private residential units**
- Property ideally located, just a **5-minutes' walk** to **Dartford** train station **(Southeastern and Thameslink)**
- We are inviting **offers in excess of £475,000 (£165psf)** for the long leasehold interest, with the benefit of planning permission and freeholder's consent for conversion



DESCRIPTION

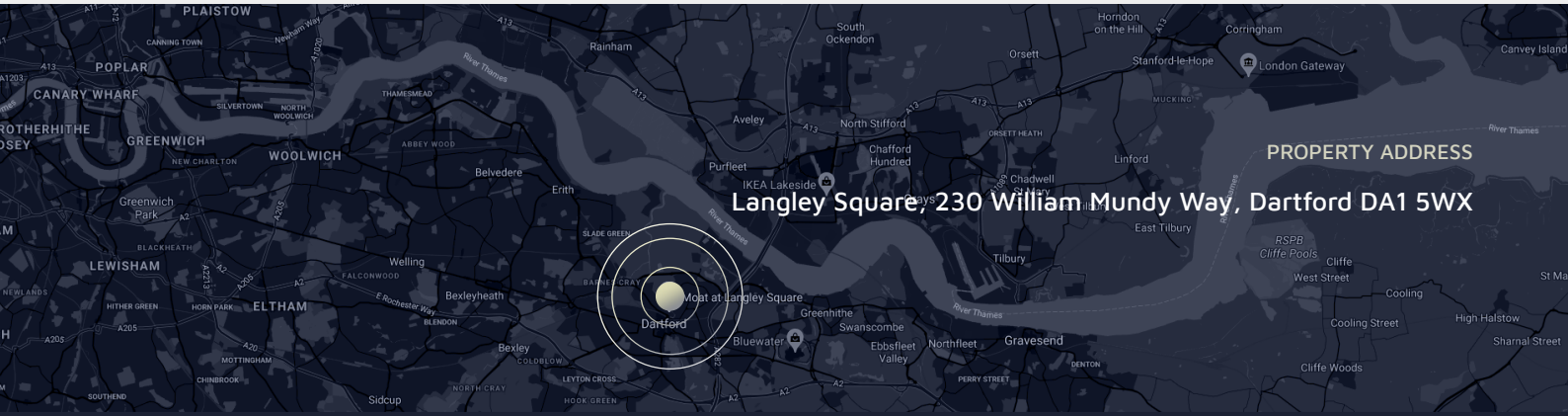
Rare opportunity to acquire a quality, **split-level commercial unit** laid out over ground and mezzanine levels. The existing property is in **shell and core condition** within a modern development benefitting from double height glazed elevations and installed services. Accommodation extends **2,868sqft** with the majority on the **ground floor (2,397sqft)**. The property **benefits from 2 car parking spaces** located directly in front of the unit.

The unit benefits from a range of uses in its existing condition (A1-A4, B1, D1 & D2) and is owned on a new **999-year lease**. The vendor has secured permission to insert additional mezzanine flooring **(1,563sqft)** and for this space to be converted into **3 private apartments (2 x 1 beds and 1 x 2 bed)**.

LOCATION

The property is located on the south side of **William Mundy Way**, with an open view to River Darent. **Dartford** railway station is a short 5-minute walk across the opposite side of the property from Mill Pond Road. **Dartford** railway station (Southeastern and Thameslink) provides National Rail services into London Bridge in just 37-minutes.

The immediate area has seen **concentrated redevelopment over recent years**, with over 700 apartments occupied by residents from since May 2017. The unit will also benefit from access to Abbey Wood's new Crossrail station which is an 8-minute journey from Dartford via train.



HENSHALL & PARTNERS
REAL ESTATE ADVISORS

DEVELOPMENT POTENTIAL

The commercial unit benefits from **A1-A4, B1, D1 & D2** and extends **2,868sqft**. In addition, **planning permission has been obtained** from Dartford council on 12th Nov 2019 under reference **19/01538/COU** to insert a mezzanine floor and **convert the existing commercial floor accommodation** into **3 self-contained apartments (2 x 1 bed and 1 x 2 bed)**. A full set of plans and documents relating to the planning application are **available upon request**.

PROPOSED ACCOMMODATION

Ground Floor (Commercial):

c.2,000sqft multi use unit (A1-A4, B1, D1 & D2).
Unit will also has permission to use external space for seating

Mezzanine Floor (Residential):

Unit **01** (mez) **1-bed** measuring **57sqm (614sqft)**
Unit **02** (mez) **1-bed** measuring **49sqm (527sqft)**
Unit **03** (mez) **2-bed** measuring **83sqm (893sqft)**

TERMS

We are inviting **offers in excess of £475,000 (£165psf)** for the long leasehold interest, with the benefit of planning permission and freeholder's consent for conversion.





HENSHALL & PARTNERS
REAL ESTATE ADVISORS

19 Risborough Street
Southwark
SE1 0HG

+44 (0) 207 125 0377

info@henshallandpartners.co.uk

www.henshallandpartners.co.uk

Important Notice:
Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Onega, 112 Main Road, Sidcup DA14 6NE.