



**Axis House, Thames Road
Dartford DA1 4SL**

**PROMINENT INDUSTRIAL SITE FOR SALE
WILL INTEREST OWNER OCCUPIERS, INVESTORS & DEVELOPERS
(0.54 ACRES)**



Existing Site

- **Freehold Site Area:** 0.54 acres (23,724sqft)
- **Current Configuration:** The site comprises a warehouse building, 3 adjoining outbuildings, with front yard and parking to the rear
- **Existing Accommodation:** Approx 16,000sqft (NIA)
- **Income:** Site being sold with vacant possession, apart from rear yard, let until 2027 for £25,000pa (shaded in blue on plan)
- **Land Registry Title:** SGL620407

Location

Axis House is prominently positioned on **Thames Road, Dartford**, at the heart of a **well-established industrial and logistics hub**. The site offers direct access to the **A206**, with quick connections to the **A2, M25 (J1a)**, and **Blackwall Tunnel**, enabling efficient routes into **Central London, East London**, and the **wider South East**.

The **Dartford Crossing is just minutes away**, providing vital north-south connectivity via the **M25 corridor**, while **Dartford** and **Slade Green rail stations** support staff commuting from across London and Kent.



Tenancy

The majority site is occupied by Roberts & Dennys Removals (the vendor) and so will be sold with vacant possession.

There is an existing lease agreement with Ford on the rear of the site who utilise for parking. Terms as follows:

- Tenant - Swale Motors Ltd (Ford)
- Rent - £25,000pax
- Term - 10-years - expiring 2027

The lease is taken outside the provisions of the 1954 Landlord & Tenant Act.

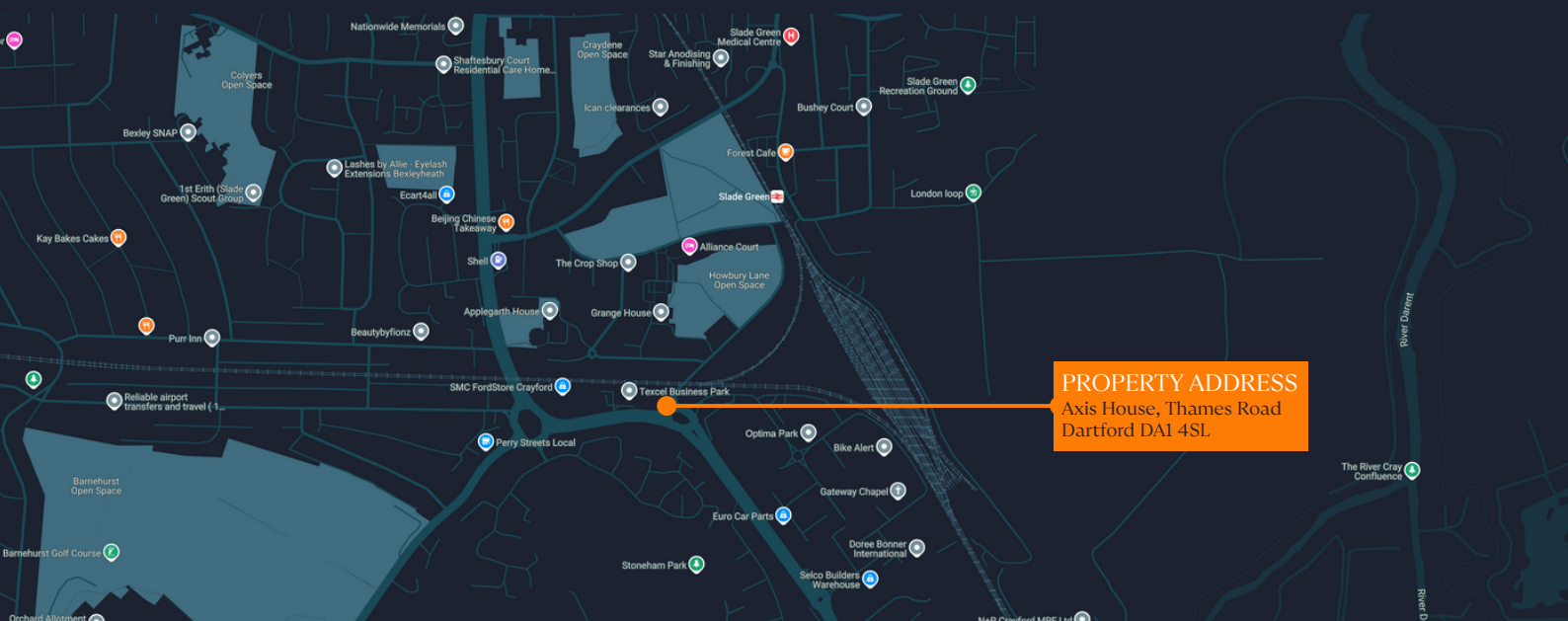
Terms

Guide Price: Offers in excess of £2,000,000 (Reflecting approx £84psf on the site area).

Tenure: Freehold interest for sale, offered with the benefit of:

- Vacant possession on majority of the site
- Short term income on rear yard
- Seller is open to 6-month delayed completion to allow them time to vacate.

Agency: Henshall & Partners are appointed as sole selling agents.



PROPERTY ADDRESS
Axis House, Thames Road
Dartford DA1 4SL

CONTACT US



+44 (0) 207 125 0377

info@henshallandpartners.co.uk

henshallandpartners.co.uk

[@henshallandpartners](https://www.instagram.com/henshallandpartners)

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: The Sea Building, 127-131 Great Suffolk Street, London SE1 1PP.