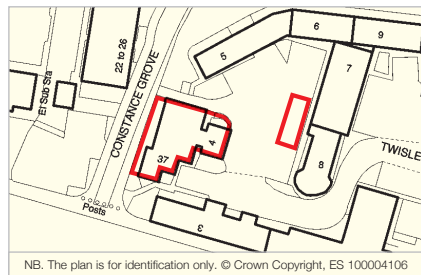
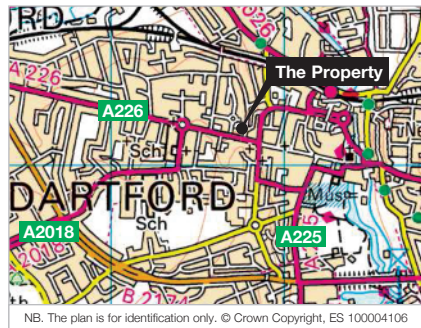


# Dartford

## Ukams House, Constance Grove, Priory Hill, Kent DA1 2EN

- **A Freehold Office Building**
- GIA extending to Approximately 467.7 sq m (5,035 sq ft)
- **Permitted Development Application submitted for 12 Flats**
- 24 Car Parking Spaces
- Town Centre location
- Dartford Rail Station is nearby (direct access to London Charing Cross and London Cannon Street Stations)

### Vacant Possession



#### To View

The property will be open for viewing every Tuesday between 12.30 – 1.00 p.m. and Friday between 10.45 – 11.15 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD). Viewings will commence on Friday 13th October.

**VACANT – Freehold Office Building with Permitted Development Application submitted**



#### Tenure

Freehold.

#### Location

Ukams House is an office building located off West Hill in Dartford town centre. Local shops and amenities, including a Sainsbury's store, Matalan, Wilko and Argos, are within walking distance in Dartford town centre. Dartford Rail Station is within walking distance and provides a regular and direct service to London Charing Cross, London Cannon Street and London Victoria Stations. The M25 Motorway and the A2 are accessible to the south and east respectively.

#### Description

The property comprises an office building arranged over ground and three upper floors beneath a pitched roof. Externally, there are 24 car parking spaces.

#### Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**Lower Ground Floor** – Three Offices

**Raised Ground Floor** – Six Offices, WCs, Kitchenette

**First Floor** – Four Offices, Kitchenette, WCs

**Second Floor** – Large Open Plan Office open to Kitchen area

NB. Five car parking spaces are allocated immediately adjacent to the ground floor entrance, with a further 19 spaces allocated in the multi-storey car park on site.

The property was not measured by Allsop, but we are informed that the property extends (GIA) to approximately 467.7 sq m (5,035 sq ft).

#### Planning

Local Planning Authority: Dartford Borough Council.

Tel: 01322 343434.

An application for a permitted development scheme has been submitted for 12 flats, a decision is pending.

A copy of the submission is available from the auctioneers upon request, please email jimmy.bruce@allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



View from Constance Grove