

£185,000

Esparto Way South Darenth, DA4 9FF



0

Bedroom



0

Bathroom

75/77 Lowfield Street, Dartford, Kent DA1 1HP |
info@mcconnellsonline.co.uk

01322 291511

£185,000

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62sq m (667sq ft)

Self Contained Office Suite For Sale

Fully self contained office suite presented in excellent condition which is situated on the popular Mill development in South Darenth. Farningham Road train station is within walking distance plus easy access to local amenities. M25 & A2 motorways are also within easy reach. The development is situated on the Old Horton Kirby Paper Mill site which operated from 1830 and closed its doors in 2003. The land was soon re-developed into a mainly modern residential area with just a few small commercial units added to its outskirts. The development has retained much of the original charm and character of the Old paper Mill with many of the original period properties remaining including the grade 11 listed red brick Chimney that dominates the sky line.

the property consists of a spacious main office area with an attractive timber vaulted ceiling giving the impression that the area is much larger compared to its true dimensions. Kitchen area with fitted wall and base units, WC with wash hand basin

Other benefits include Gas Central Heating, Double Glazing, Intruder Alarm system, Fully Wired To Server Cabinet

Main Office: 7.700m x 5.500m (25.3ft x 18ft)

Kitchen Area: 1.750m x 1.620m (5.7ft 5.3ft)

WC: 2.210m x 1.520m (7.2ft x 4.9ft)

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Energy Performance Asset Rating

More energy efficient

A+

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

Net zero CO₂ emissions

44

This is how energy efficient the building is.

WWW.EPC4U.COM

