

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Serviced Offices Various Sizes

The Bridge
Nucleus Business & Innovation Centre
Brunel Way, Dartford, Kent DA1 5GA



LOCATION

The Nucleus is set within The Bridge, a 21st century science and business park. It is easily accessible by public transport and car with free on-site parking. From the M25 exit at Junction 1A and follow the signs towards Erith. The Nucleus is situated on your left off Brunel Way.



DESCRIPTION

The Nucleus is a central hub that is highly cost effective and the ideal solution for start-ups and 'next step' enterprises.

It provides room for up to 64 companies across 30,000 sq ft of office space with offices ranging from 132 sq ft to 2,000 sq ft. There are also virtual offices and flexible meeting space within this fully serviced setting.

The centre benefits from a dedicated on-site team, providing reception support and general building maintenance so it is guaranteed to offer a professional image to your customers and suppliers.

The building is climate controlled and has high speed broadband and telephone access as well as an on site cafe and a communal kitchen on each floor. Other benefits include 24/7 access, CCTV security and free on-site parking.

CURRENT OFFICE AVAILABILITY							
Ground Floor	Room		First Floor	Room		Second Floor	Room
700 sq ft	(G01)		394 sq ft	(F13)		132 sq ft	(S04)
			394 sq ft	(F14)		444 sq ft	(S08)
			394 sq ft	(F15)		394 sq ft	(S15)
			258 sq ft	(F20)		258 sq ft	(S17)
						258 sq ft	(S20)
						132 sq ft	(S21)

Please see the attached plans for more detail on the office locations.

RENT

The rent payable equates to approximately £48 per sq ft. However, there are variations depending on your unique needs, so please discuss your requirements with us.

LEASE TERMS

Flexible terms are offered to suit your individual requirements.

BUSINESS RATES

Included in the rent.

LEGAL COSTS

Incoming tenants are not subject to any legal fees. The only charge you will incur will be £5 for a solicitor to witness your signature on the Statutory Declaration.

VIEWING

Strictly by appointment. Please call us to arrange:-

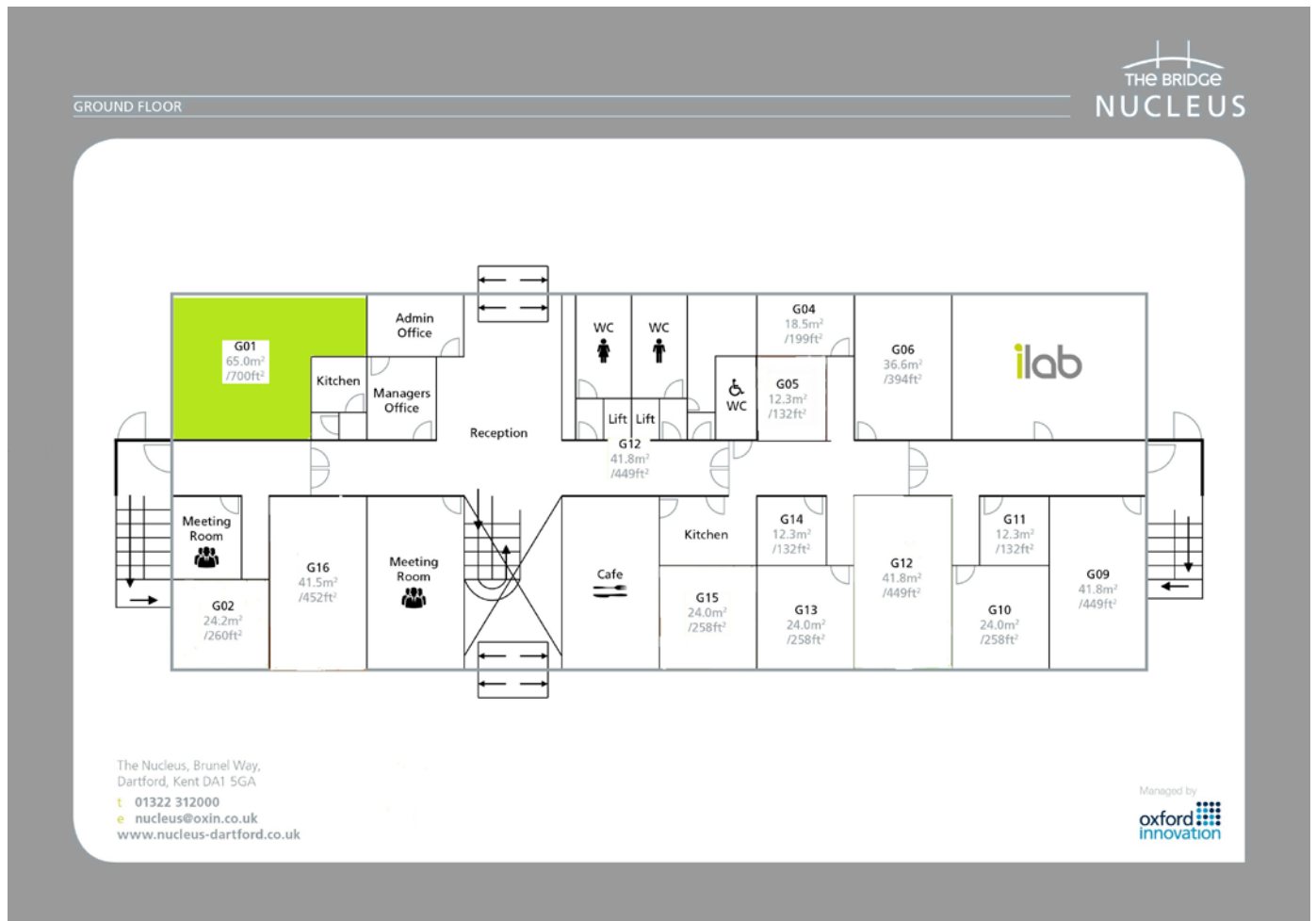
Tel: 01634 294994

Email: info@michaelparkes.co.uk

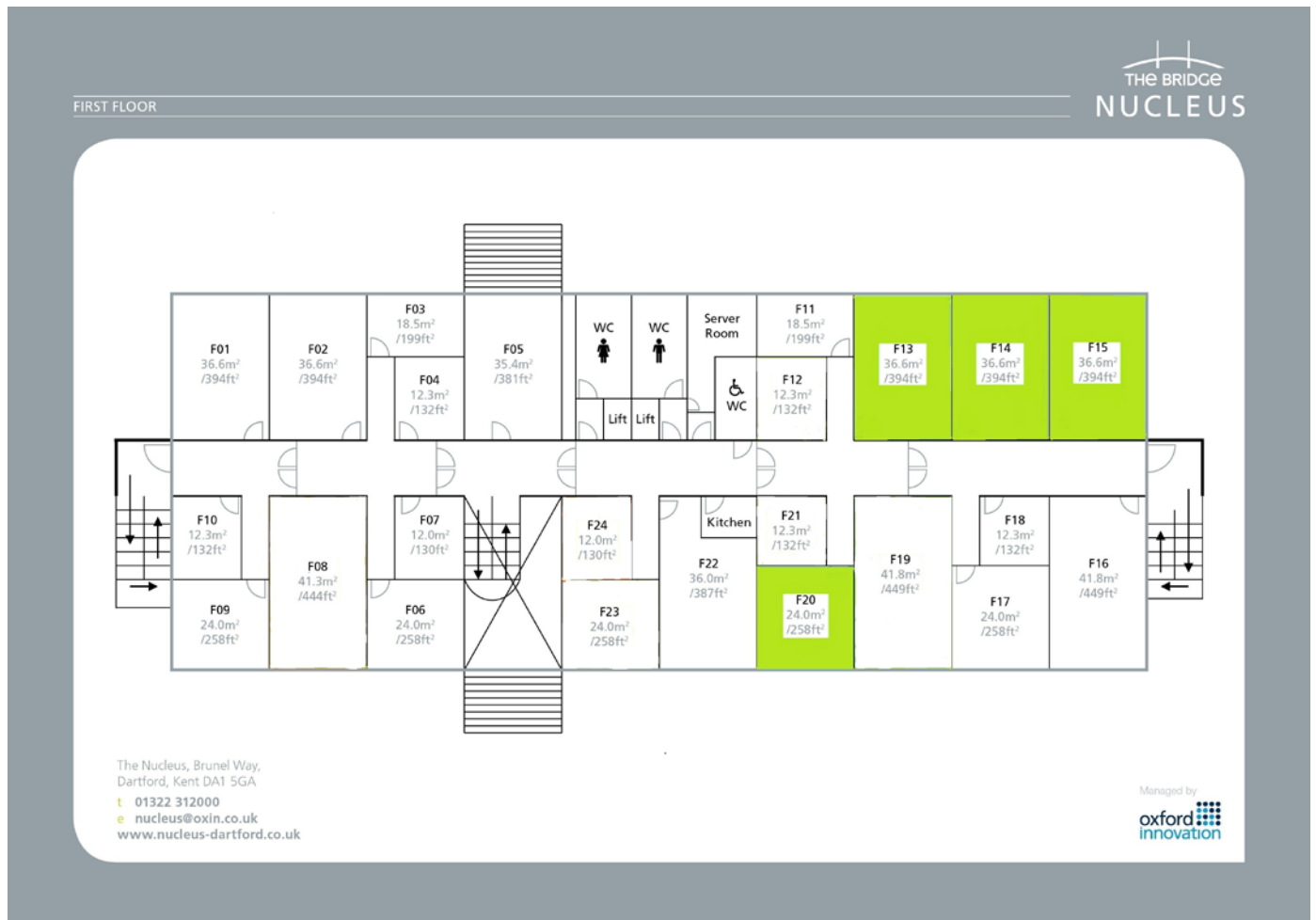
Web: www.michaelparkes.co.uk

Contact: Emma Catterall or Clair Cass

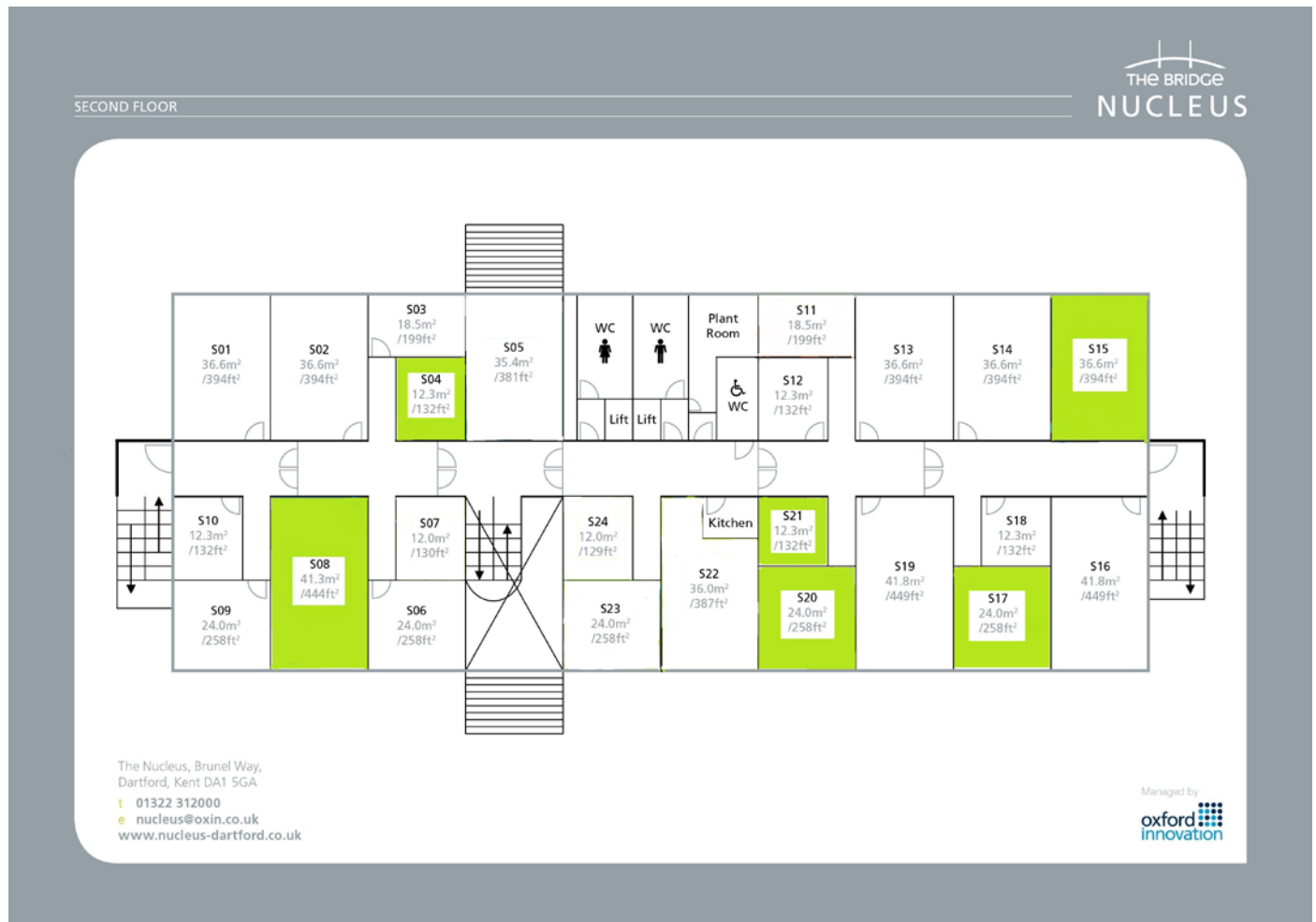
Ground Floor – March 2016 Availability

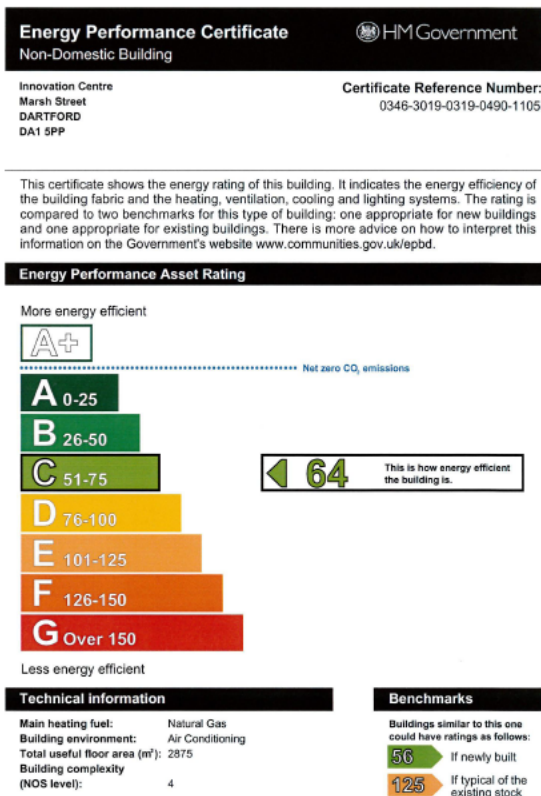


First Floor – March 2016 Availability



Second Floor – March 2016 Availability





Administrative information

This is an Energy Performance Certificate as defined in S2007:991 as amended

Assessment Software: SBEM v3.4.a using calculation engine SBEM v3.4.a

Property Reference: 369314140000

Assessor Name: Jayesh Patel

Assessor Number: LCEA071368

Accreditation Scheme: CIBSE Certification Ltd

Employer/Trading Name: Couch Perry & Wilkas LLP

Employer/Trading Address: Couch Perry & Wilkas LLP, 95 Amington Road, Amington House, Yardley, Birmingham, B25 8EP

Issue Date: 16 Nov 2009

Valid Until: 15 Nov 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0130-0441-4390-6109-1096

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Prepared March 2016

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- Parties intending to enter into leases should seek early advice from property professionals or lawyers.