

THE HILL HUB

DARTFORD

NEW CO-WORKING & PRIVATE OFFICES
IN DARTFORD



EXECUTIVE SUMMARY

- Brand new workspace available on flexible terms.
- Dartford's newest and most creative co-working and private office space.
- Close proximity to the High Street, supermarkets and transport links.
- 20 private offices
- Sizes ranging from "Hot Desks" to just under 700 sqft.

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THE
HILL
HUB
DARTFORD



ABOUT THE HILL HUB

The Hill Hub is based in a Grade II listed building which was formerly the old Dartford Police Station. There is a mixture of 20 private offices and 22 co-working desks. The space includes two private meeting rooms, which can be booked at short notice. Refreshments are available in the breakout tea area or can be purchased directly from the Ten flavours Café on the ground floor.

The Hill Hub welcomes all types of businesses and ambitious companies that are seeking a supportive community. The Hill Hub has designed its workspace to be vibrant and open in order to create a positive working environment.

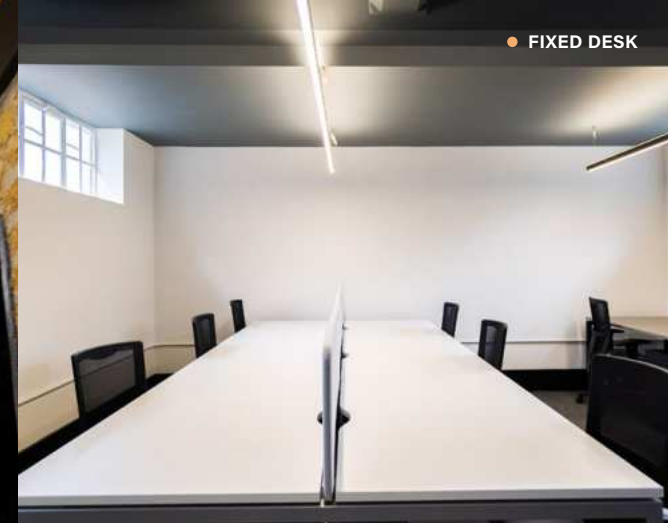
What makes The Hill Hub unique is the fact they have created an Incubation Program and Business Development Program which is designed to help The Hill Hub's clients grow their businesses. Training, workshops, mentoring and seminars are few of the many prospects the program has to offer.

The incubation program and the Business Development Program are currently under review.



THE HILL HUB AMENITIES

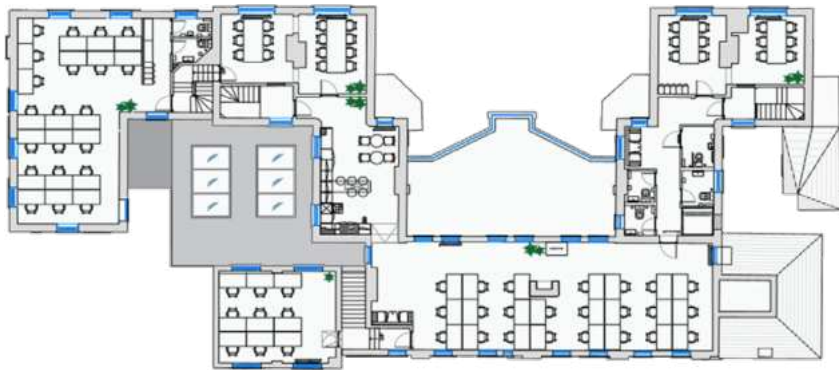
- "JAIL CELL" PRIVATE OFFICES
- CAFÉ AREA
- MEETING ROOMS
- LOUNGE SPACE
- SHOWER FACILITIES
- CO-WORKING SPACE
- COMPLIMENTARY WI-FI
- PRINTING FACILITIES
- SERVICED RECEPTION
- LIMITED CAR SPACES
- CYCLE STORAGE
- SECURE STORAGE LOCKERS



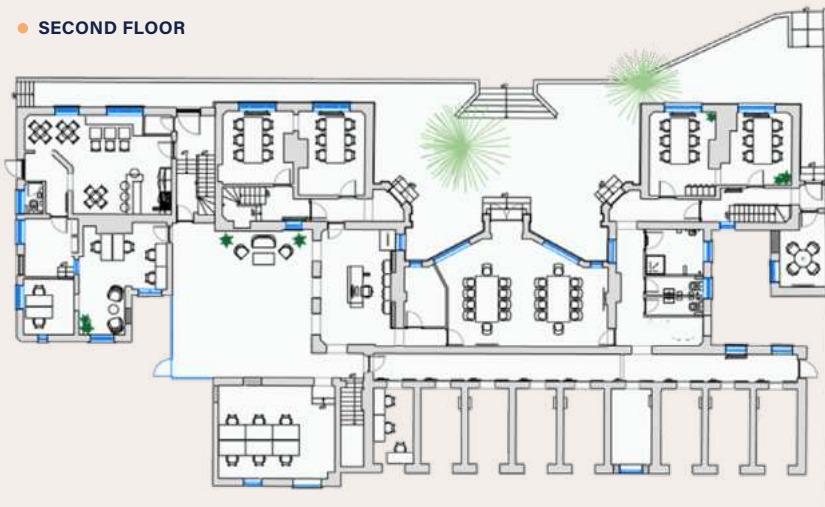
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	 SHOWER	 SUPERFAST WI-FI	 TEA/COFFEE	 NETWORKING	 BIKE STORAGE	 FIXED DESK	 MEETING ROOMS	 MINIMUM CONTRACT LENGTH
HOT DESK	✓	✓	✓	✓	✓	✗	Extra Charge	No Commitment
FIXED	✓	✓	✓	✓	✓	✓	Extra Charge	6 Months
PRIVATE	✓	✓	✓	✓	✓	✓	Extra Charge	12 Months

● FIRST FLOOR



● SECOND FLOOR



OFFICE SCHEDULE

UNIT #	DESKS	SIZE	RENT (PCM)	TYPE	AVAILABILITY
CELL I	3	90	699	PRIVATE	LET
CELL II	3	90	699	PRIVATE	LET
CELL III	3	90	699	PRIVATE	AVAILABLE
CELL IV	3	90	699	PRIVATE	LET
CELL V	3	90	699	PRIVATE	LET
CELL VI	3	90	699	PRIVATE	LET
CELL VII	3	90	699	PRIVATE	AVAILABLE
CELL VIII	3	90	699	PRIVATE	LET
CELL IX	3	90	699	PRIVATE	LET
THE OLD BAILEY	8	270	2183	PRIVATE	LET
GENERAL CONTABULARY	5	215	1401	PRIVATE	AVAILABLE
LEUTENANT GENERAL	4	162	1113	PRIVATE	LET
JUSTICE CAFE	9	317	2465	PRIVATE	LET
MIDDLE TEMPLE	8	301	2208	PRIVATE	LET
LINCOLN INN	8	290	2199	PRIVATE	AVAILABLE
FURNIVAL	9	323	2470	PRIVATE	AVAILABLE
SERGEANTS INN	8	296	2203	PRIVATE	LET
STAPLES INN	22	659	5962	PRIVATE	AVAILABLE
CLIFFORDS INN	4	159	1110	PRIVATE	LET
NEW INN	4	151	1102	PRIVATE	LET
THE YARD	22	1059	246	CO-WORKING (PER DESK)	AVAILABLE

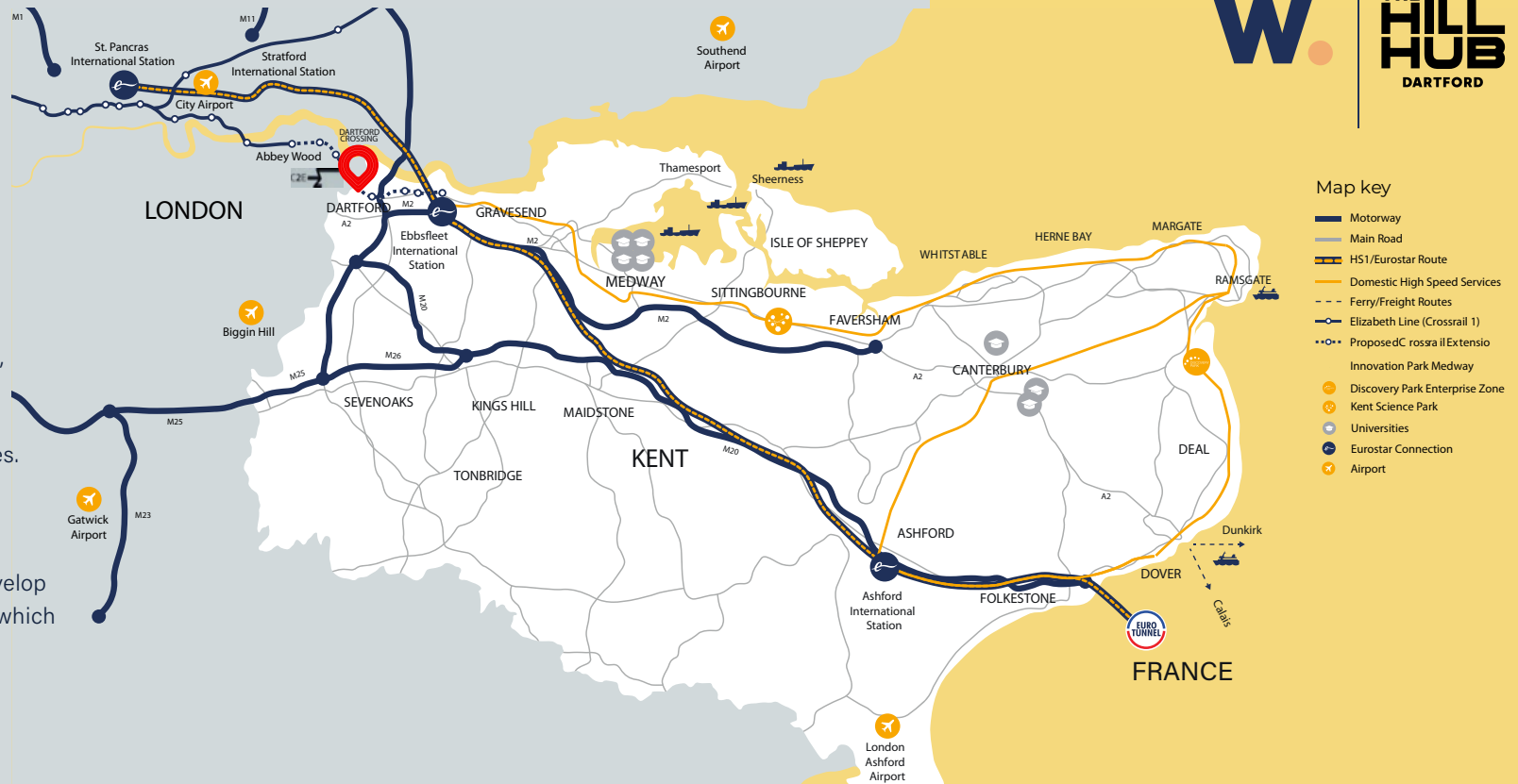
* THE PRICES ARE NOT INCLUSIVE OF VAT.

LOCATION AND TRANSPORT

The Hill Hub is situated on Highfield Road. The location is easily reachable both from London and Kent.

Dartford Town centre is located 0.3 miles away and plays host to a number of restaurants, bars, shops and the Priory Shopping Centre. In addition, the renowned Blue Water Shopping Centre is a short journey of 15 minutes.

In excess of £75 Million has been invested into Dartford Town Centre for regeneration. The plans are to completely redevelop the Town Centre with state-of-the-art facilities which include 37,250sqft of bar and restaurant space, 140 new homes as well as a new public square.



ROAD

The A282 runs to the east of the site, which connects to the M25 and the Dartford Crossing. The A2 runs south of the site which makes central London accessible within 40 minutes.



RAIL

The property is a 4-minute commute from Dartford Station which has a travel time of 38-minutes to London Bridge. Ebbsfleet International Station is a 15-minute drive from The Hill Hub, connecting our offices with continental Europe via Eurostar.



AIR

London Gatwick Airport is a 40-minute commute, while London Heathrow is a 60-minute commute with both accessible via M25.



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