



Unit 1 Crayside Industrial Estate

Thames Road, Crayford, DA1 4RF

Refurbished Trade Counter / Industrial Unit

4,873 sq ft
(452.72 sq m)

- Established trade location with unit directly adjacent to a busy main road
- 6m eaves height
- Large loading and parking area
- Full height shutter door
- Separate WCs
- LED lighting throughout
- Kitchenette

Summary

Available Size	4,873 sq ft
Rent	Rent on application
Rateable Value	£55,000 wef 1 April 2023. Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a refurbished detached unit of steel portal frame construction with part brick and part profile metal cladding elevations. The unit benefits from a full height shutter door with offices at ground floor and separate male and female WCs.

A generous sized loading and parking area is located to the front of the unit.

Location

Crayside Industrial Estate is strategically located, fronting Thames Road (A206) north of Crayford. This provides easy access to the Dartford Crossing (Junction 1a) which is 2 miles to the east, as well as Erith, Belvedere and Woolwich to the West. The Estate is located within 1.5 miles of Crayford, Slade Green and Dartford stations with journey times to London Bridge from Crayford railway of approximately 35 minutes and to London Charing Cross and London Cannon Street of 45 and 46 minutes respectively.

Occupiers already trading on the estate include GSF Car Parts, Howdens, Impact Health, Primaflow and Photon Energy.

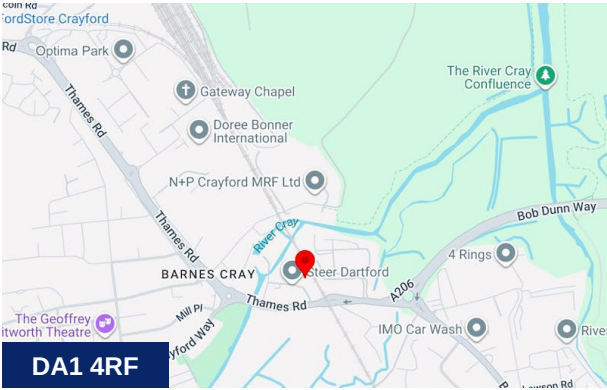
Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Warehouse	4,197	389.91
Ground - Office / Ancillary Areas	676	62.80
Total	4,873	452.71

Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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