

Unit 18 Optima Park, Thames Road, Crayford, Kent DA1 4QX



HIGH PROFILE TRADE COUNTER UNIT ADJOINING MAGNET TO LET 2,552 sq ft (237.09 sq m)

**** Available with existing trade counter, offices and mezzanine, if required ****

Location

Optima Trade Park is prominently located with visibility from Thames Road (A206) in an established Trade and Industrial location west of Dartford town centre. The A206, linking with the A2016, provides a continuous dual carriageway route from the M25 junction 1a through to the Blackwall Tunnel and Optima Park is accessed directly from this strategic route. The Trade Park occupiers include Magnet, Edmundson Electrical, Euro Car Parts, HGV Direct, Plumb 4 Less and Blakeley Electrical

Terms

Available on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £37,650 per annum exclusive plus rent to be agreed to reflect the mezzanine if retained.

Description

The property constructed in 2005 comprises a mid terraced modern industrial/warehouse unit of steel portal frame construction with profile clad panels to external elevations and a pitched roof incorporating translucent light panels providing natural light to the warehouse. Access to the warehouse is via a single up and over shutter door which is electrically operated and provides a height of 4.5m. Internally the warehouse has a minimum clear height to the underside of the haunch of 6.67m. There is the option to take over the trade counter, offices and mezzanine installed in the unit. If not required the landlord will remove some or all of the fit-out as required by the incoming tenant.



Collingwood House, Schooner Court, Crossways Business Park, Dartford, DA2 6QQ

01322 285 588

space@altusgroup.com

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Key Benefits

- ✓ Electrically operated up and over shutter door
- ✓ 6.67m height to underside of haunch
- ✓ 3 phase power
- ✓ 37.5kN/m² floor loading capacity
- ✓ Yard and parking to front of unit
- ✓ Visible to main road A206

Accommodation (approx. GIA)

	SQ FT	SQM
Warehouse & Ancillary	2,552	237.09
Mezzanine Area (optional)	935	86.82

Rates

With reference to the Valuation Office Agency website we have ascertained the current Rateable Value of the premises is £26,500 under the 2017 Rating List and interested parties are advised to contact Bexley Borough Council to ascertain the actual rates payable.

VAT

Will be applicable to rent and other outgoings.



Service Charge

There is a service charge levied for the upkeep of the common parts of the estate. Details on application.

Legal Costs

The incoming tenant is responsible for the payment of both parties' legal fees.

EPC

Energy Performance Asset Rating - B-42

For further information contact:

Tom Booker

tom.booker@altusgroup.com

07584 237 141

Chris Birch

chris.birch@altusgroup.com

07976 681 951

Peter Davidson – JLL

peter.davidson@eu.jll.com

020 7087 5347

September 20

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