UNIT 19 OPTIMA PARK,
THAMES ROAD, CRAYFORD, DA1 4QX

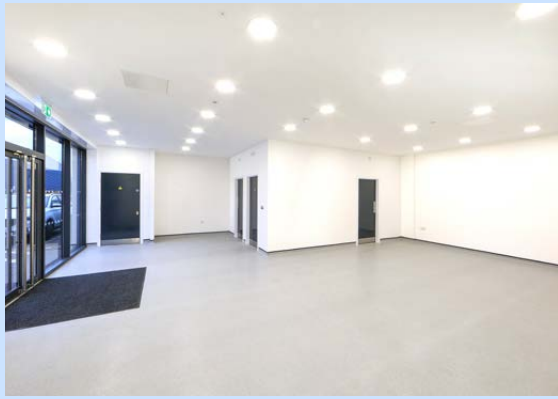
AVAILABLE TO LET
10,465 sq ft (972.72 sq m)

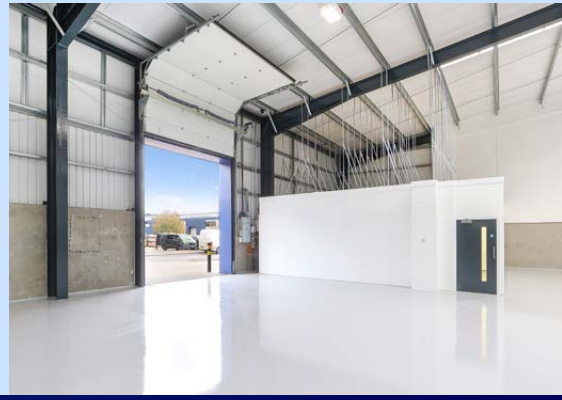
SBY SHW

HIGH PROFILE TRADE COUNTER/WAREHOUSE UNIT





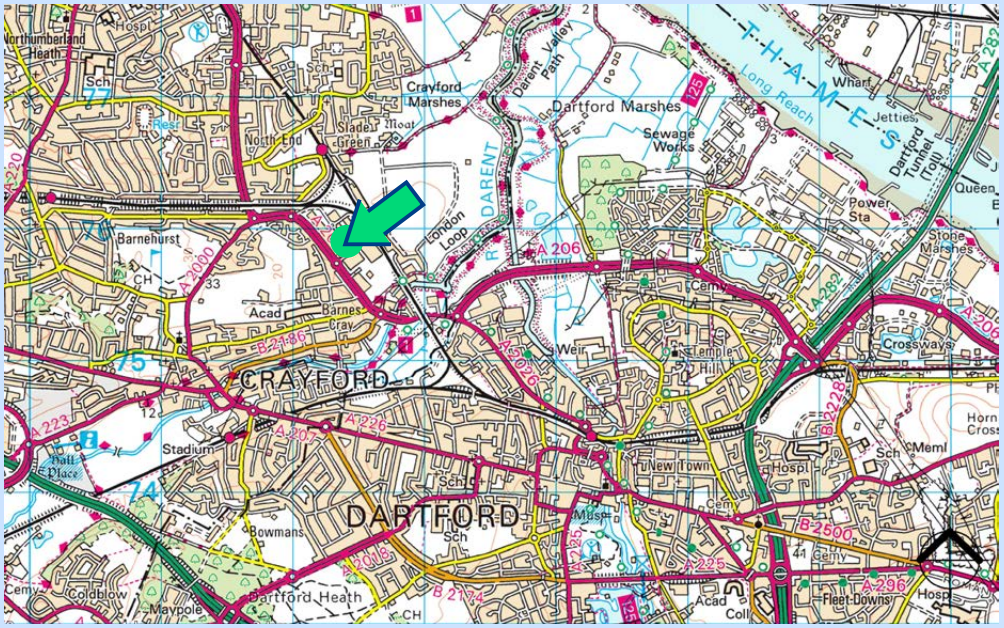




- EV charging point
- Self contained yard and parking area
- PV panels
- 37.5kN/m² floor loading capacity
- 6.67m height to underside of haunch
- Electrically operated loading door
- 3 phase power

LOCATION

Optima Trade Park is prominently located alongside 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 Edmundson Electrical, Euro Car Parts, HGV Direct, Plumb 4 Less and Blakeley Electrical.



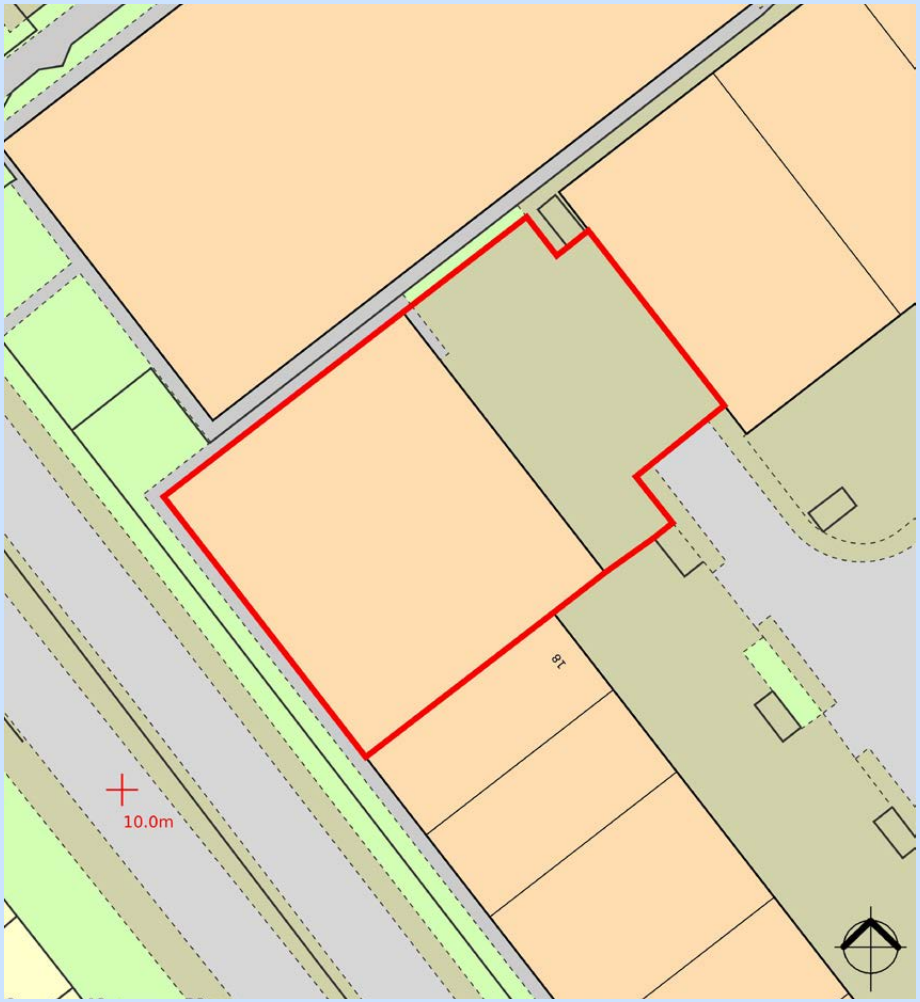


DESCRIPTION

The property was constructed in 2005 and has just undergone an extensive refurbishment. It comprises am steel portal frame warehouse 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 electric level loading door accessed from a self-contained yard and parking area. Internally the warehouse benefits from a minimum clear height of 6.67m and internal office area with WC block and kitchen.

ACCOMMODATION

	GIA Sq ft	GIA Sq m
Ground	9,553	887.5
1st	912	84.7
Total	**10,465**	**972.2**



RENT

On application.

RATEABLE VALUE

£136,000 - 2026 Rating List. Interested parties are advised to make their own enquiries with Bexley local authority.

VAT

Applicable.

SERVICE CHARGE

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

EPC RATING

C.

TERMS

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

CONTACTS

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