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TO LET

INDUSTRIAL AND WAREHOUSE – 4,873 SQ FT (452.7 SQ M)

Unit 1 Crayside Industrial Estate, Thames Road, Crayford, DA1 4RF

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 (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Warehouse	4,197	389.9
Ground Office / Ancillary Areas	676	62.8
TOTAL	**4,873**	**452.70**

AMENITIES
- 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

RENT
On application.

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

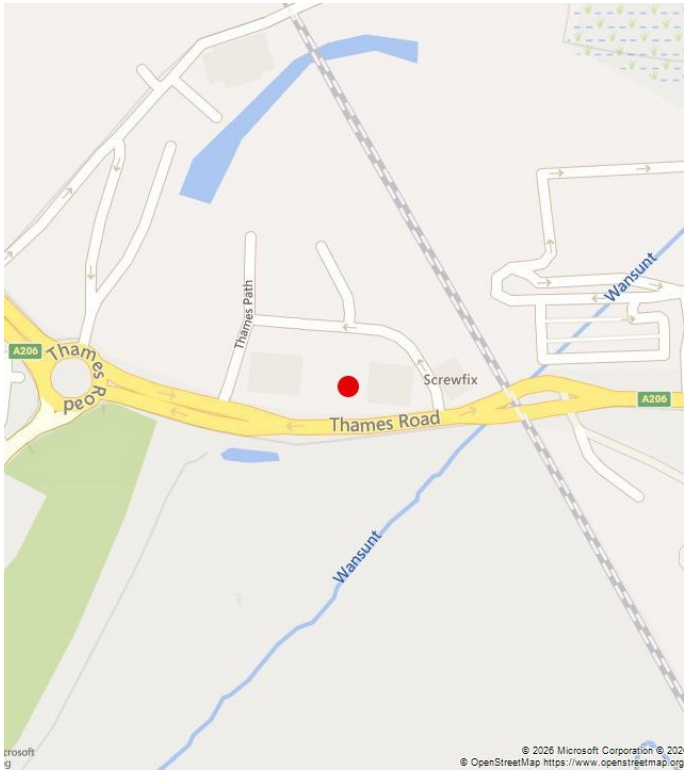
RATES
Wef 1 April 2023. Interested parties are however advised to make their own enquiries with the local authority.

SERVICE CHARGE
To be confirmed

VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
The EPC rating for this property is C(67).













VIEWINGS – 01322 285588

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