


# FOR SALE

## INDUSTRIAL / WAREHOUSE – 7,699 SQ FT (715.24 SQ M)

**Unit 22, Optima Park, Thames Road, Dartford, Crayford, DA1 4QX**

# Industrial / Warehouse Premises For Sale

## 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. There are offices which have been extended by the current occupier to provide additional office area at first floor level together with some fitted offices on the ground floor.

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 7.2m and has gas fired warehouse heating.

## LOCATION
Optima Park is located off Thames Road (A206), in Crayford approximately 15 miles south east of Central London and 2 miles 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.

Slade Green railway station is within easy walking distance with regular services to London Charing Cross and Cannon Street via London Bridge.

## ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|---|---|---|
| Warehouse | 5,416 | 503.15 |
| Reception | 194 | 18.02 |
| Ground Floor Office | 770 | 71.53 |
| First Floor Office | 1,319 | 122.54 |
| **TOTAL** | **7,699** | **715.24** |

## AMENITIES / OPPORTUNITY
- Electrically operated roller shutter
- 3 phase power
- 7.2m height to eaves
- Generous yard and parking
- High bay warehouse lighting
- Air conditioning to offices
- Perimeter trunking and some floor boxes
- Suspended ceiling with inset lighting
- Kitchen & Toilets

## PRICE
On application.

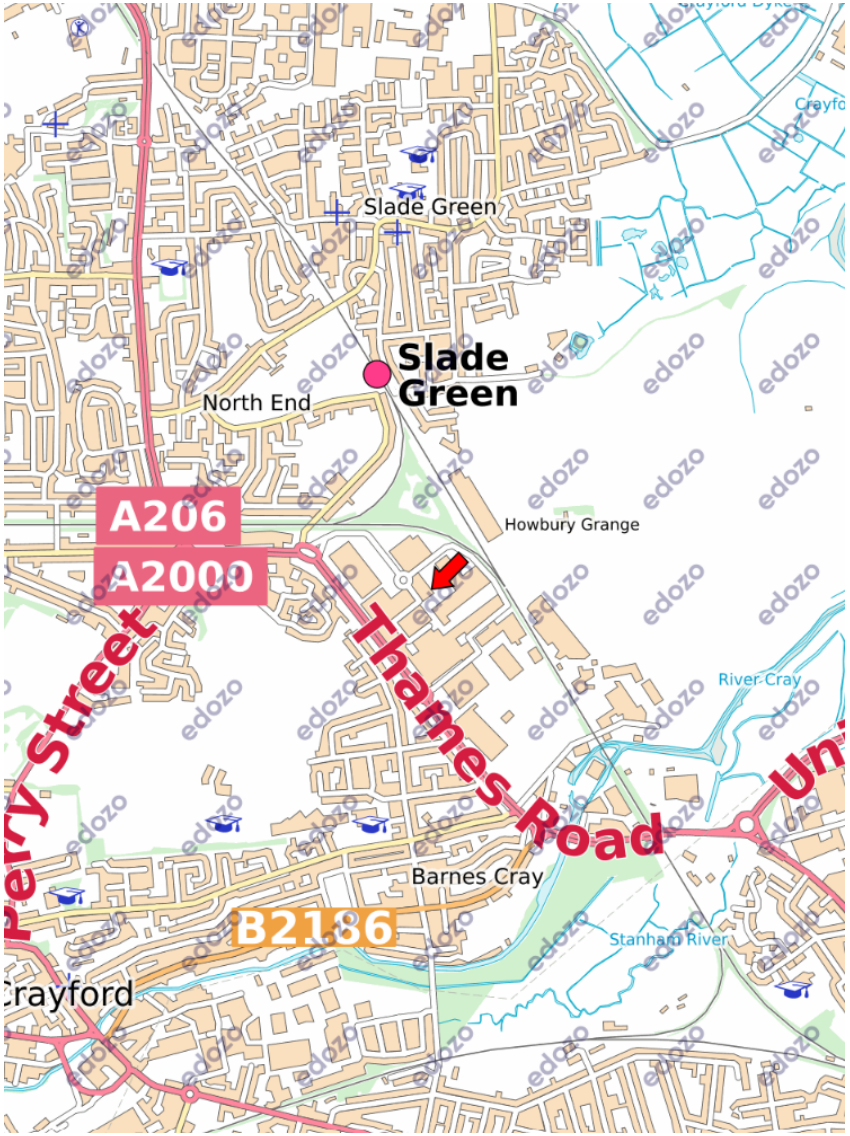
## SERVICE CHARGE
There is a service charge levied for the upkeep of the common parts of the estate. Details on application.

## RATES
With reference to the Valuation Office Agency website we have ascertained the current Rateable Value of the premises is £101,000 and interested parties are advised to contact Bexley Borough Council.

## VAT

## LEGAL COSTS
Each party is to meet their own legal costs.

## EPC
The property has an EPC rating of E.





**VIEWINGS – 01322 285588**

**Stewart Smith** t: 07841 460308 e: stewartsmith@shw.co.uk

**Toby Coldbreath** t: 07947 373875 e: tcoldbreath@shw.co.uk

SHW Property

SHW Property


MAKING PROPERTY WORK

SHW.CO.UK


SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316