



## **Unit 7, Crayside Industrial Estate**

Thames Road, Crayford, DA1 4RF

### **Refurbished Prominent Trade Counter / Industrial Unit**

**8,762 sq ft**  
(814.02 sq m)

- Immediately available
- Direct busy main road profile
- Established trade location
- Separate side yard / parking area
- 6m eaves height
- LED lighting throughout
- Air conditioning in office space

# Unit 7, Crayside Industrial Estate, Thames Road, Crayford, DA1 4RF

## Summary

<b>Available Size</b>	8,762 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Interested parties are advised to make their own enquiries with the local authority.
<b>Service Charge</b>	To be confirmed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (55)

## Description

To Let - The property which is refurbished and available for immediate occupation comprises an end of terrace 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, separate male and female WCs and a tea point.

Good sized loading and parking areas are to the front and side 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 Screwfix, Screaming Colour, Howdens, Impact Health and Artis Accident Care.

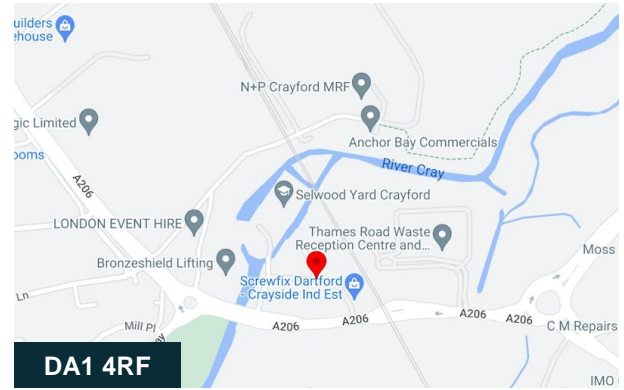
## Accommodation

Accommodation - (Approx. GIA)

Name	sq ft	sq m
Ground - Warehouse	7,905	734.40
Ground - Office	857	79.62
<b>Total</b>	<b>8,762</b>	<b>814.02</b>

## 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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