



Unit 6, Crayside Industrial Estate

Thames Road, Crayford, DA1 4RF

To be refurbished Trade Counter / Industrial Unit

4,626 sq ft
(429.77 sq m)

- Available Q1 2024
- Established trade location adjacent to a busy main road
- 6m eaves height

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Summary

Available Size	4,626 sq ft
Rent	Rent on Application
Rateable Value	£47,250 Interested parties are advised to make their own enquiries with the local authority.
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

To Let - The property which is to be refurbished 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 and separate male and female WCs.

Good sized loading and parking area 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 Screwfix, Screaming Colour, Howdens, Impact Health, Primaflow and Artis Accident Care.

Accommodation

Accommodation - (Approx. GIA)

Name	sq ft	sq m
Ground - Warehouse	4,086	379.60
Ground - Office	540	50.17
Total	4,626	429.77

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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