

To Let

Unit 18 Optima Park, Thames Road, Crayford, Kent, DA1 4QX

2,552 sq ft (237.09 sq m) GIA

- 7.2 m clear internal height
- 37.5kN/m² floor loading capacity
- 6.67m height to underside of haunch
- Yard and parking to front of unit
- 3 phase power
- Visible to main road A206



Mid-terrace Modern Industrial/Warehouse Unit

Location

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

Accommodation

Description	Sq ft
Ground Floor Warehouse, Office & Ancillary	2,552
Mezzanine Area (optional)	935
Total	3,487

Specification

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. 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 6.67m.

The existing occupier is relocating and there is the option to take over the trade counter, offices and mezzanine installed in the unit. If not required the landlord will remove some or all of the fit-out as required by the incoming tenant.

Terms

Available on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £33,200 per annum exclusive plus rent to be agreed to reflect the mezzanine if retained.

VAT

Will be applicable to rent and other outgoings.

Legal Costs

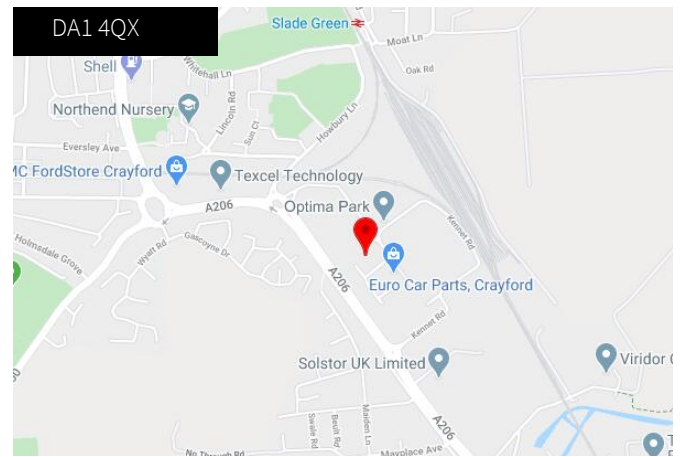
The incoming tenant is responsible for the payment of both parties' legal fees.

EPC

This property has been graded as 42(B).

Rent

Available on Request



Viewing & Further Information

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