



INDUSTRIAL PREMISES

Preliminary Particulars

TO LET



Key Benefits

- Electrically operated up and over shutter door
- 7.2m clear internal height
- 3 phase power
- 37.5k/sq m floor loading capacity
- Yard and parking to front of unit
- Ground and first floor offices
- WC to ground and first floor
- Kitchenette

MODERN WAREHOUSE / INDUSTRIAL UNIT

**28 OPTIMA PARK, THAMES ROAD,
CRAYFORD, KENT DA1 4QX**

9,008 sq ft (837sq m) including 1st floor office of 818 sq ft (76 sq m)

For further information contact:

Stephen Richmond
E : stephen.richmond@altusgroup.com
T : 01322 285588

Chris Birch
E : chris.birch@altusgroup.com
T : 01322 285588



www.altusgroup.com



Offices at:

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28 OPTIMA PARK, THAMES ROAD, CRAYFORD, KENT DA1 4QX

LOCATION

Optima Park is accessed 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. Occupiers include Magnet, Edmundson Electrical, Euro Car Parts, Evolve Skateboards and Blakeley Electrical.

DESCRIPTION

The property constructed in 2007 comprises a mid terrace 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. Internally the warehouse has a clear internal height of 7.2m.

First floor offices provide open plan space and there is additional office / reception and amenity space on the ground floor.

ACCOMMODATION

The property comprises the following approximate gross external areas:-

	FT ²	M ²
Ground Floor Warehouse, Office & Ancillary	8,190	760.88
First Floor Office	818	75.99
TOTAL	9,008	836.87

TERMS

Available on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £106,000 per annum exclusive.

VAT

VAT will be applicable to rent and other outgoings.

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 £70,500 under the 2017 Rating List and interested parties are advised to contact Bexley Borough Council to ascertain the actual rates payable.

LEGAL COSTS

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

EPC

Energy Performance Asset Rating – C75.

Collingwood House, Schooner Court, Crossways Business Park, Dartford, Kent DA2 6QQ

Email: space@altusgroup.com Tel: 01322 285588 Website: www.altusgroup.com

Chartered Surveyors