

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

**27 OPTIMA PARK
THAMES ROAD, CRAYFORD
DARTFORD DA1 4QX**



**MODERN WAREHOUSE/INDUSTRIAL UNIT
WITH LOADING FORECOURT & PARKING
8,631 SQ. FT. (802 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Optima Park is located immediately north of the A206 dual carriageway close to Crayford Town. The estate provides for a number of distribution and trade industrial occupiers in a business park environment. The A206 provides easy access to J1a M25, approximately 2 miles to the east and Central London circa 12 miles to the west. Mainline rail services are available from Slade Green Station with a journey time of approximately 30 minutes to London Bridge.

<https://what3words.com/coins.shaped.things>

DESCRIPTION

The property comprises a modern end of terrace industrial unit of portal frame construction clad in profile steel. Internally the building provides full height warehouse, fitted offices, kitchen and WC facilities. The offices benefit from carpet floors, air conditioning and electric heating. Access to the warehouse is provided by an insulated electrically operated loading door with a separate personnel door to the reception. To the front of the property there are 11 allocated parking spaces along with a generous forecourt.

Salient features include:-

- Established industrial estate
- 3 WCs and kitchen
- Three phase power
- 11 parking spaces
- Air conditioned offices with suspended ceiling & LED lighting
- 8.3m eaves (7.3m clear internal height)
- Large forecourt
- Business park location
- Easy access to A206 and J1a, M25
- Available immediately

ACCOMMODATION

Ground Floor	7,855 sq. ft.	(729.81 m ²)
First Floor Office	775 sq. ft.	(72.02 m ²)
TOTAL	8,631 sq. ft.	(801.83 m²)
Mezzanine	939 sq. ft.	(86.79 m ²)

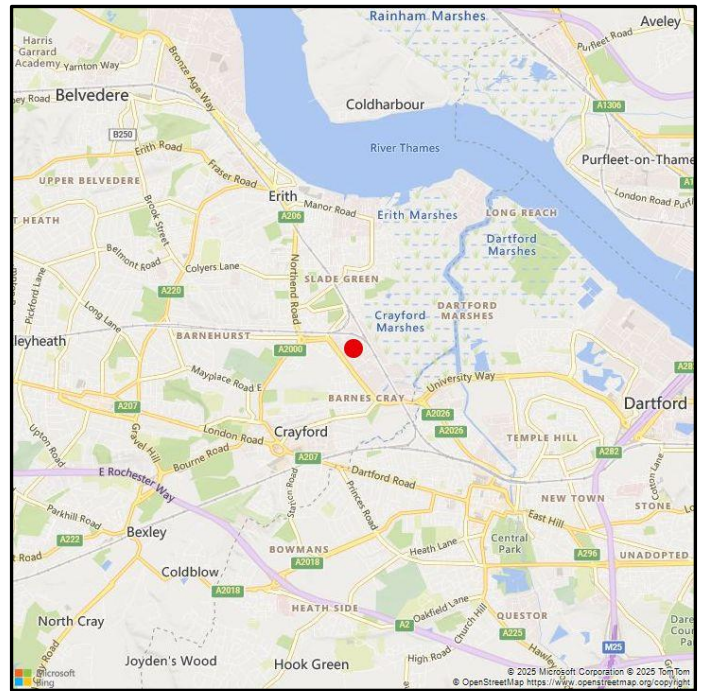
RENT

£125,000 per annum exclusive (£14.50 per sq. ft.)

VAT

The property is elected for VAT.

LOCATION PLAN



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with HMRC Anti Money Laundering regulations, we are legally required to undertake full identity verification checks on all tenants where the rent exceeds 10,000 euros per month. In the event a proposal is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

LEASE

A new lease is available for a term to be agreed on a full repairing and insuring basis.

SERVICE CHARGE

There is a service charge to cover the upkeep and the current maintenance of the estate common parts.

BUSINESS RATES

The property has been assessed for Business Rates purposes as follows:-

Warehouse and Premises - £92,000

Interested parties are advised to contact Bexley Borough Council in regard to exact rates payable.

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01634 668000

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via the sole agents:-

ENERGY PERFORMANCE CERTIFICATE

Band C (54). Valid until 12/07/2033.

WATSON DAY CHARTERED SURVEYORS

01634 668000

Richard Turnill

07764 476915

richardturnill@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01634 668000