

The SHW logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange parallelogram shape.

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**MAKING
PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 3,671 SQ FT (341.04 SQ M)

Unit 21, Acorn Industrial Park, Crayford Road, Dartford, Kent, DA1 4AL

DESCRIPTION

The property comprises a single storey end of terrace light industrial / warehouse unit of steel portal frame construction, with brick and profile steel cladding to the exterior elevations. Loading is provided via a single level access electric roller shutter door.

The unit benefits from LED lighting, 3 phase power, pre-existing racking, and abundant natural light via translucent roof panels within the pitched roof and glazing on the front elevation. The property has a loading area and parking spaces located directly to the front of the unit.

LOCATION

The property is situated on the popular Acorn Industrial Park in Crayford. Nearby occupiers include Screwfix, Safestore, City Electrical Factors, Toolstation and Yesss Electrical. Acorn Industrial Park has good road access to the A206 and A207, linking directly to the A2, the Dartford Crossing and the M25. Crayford Rail Station is approximately 0.5 miles away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	3,671	341.04

RENT

On application.

AMENITIES / OPPORTUNITY

- 4.2m eaves height
- Loading area and car parking provision at front of unit
- Single level access loading door
- Ancillary and office accommodation

TENURE

Available by way of an assignment or sub-lease until June 2033. May consider new lease.

RATES

Rateable value to be reassessed.

VAT

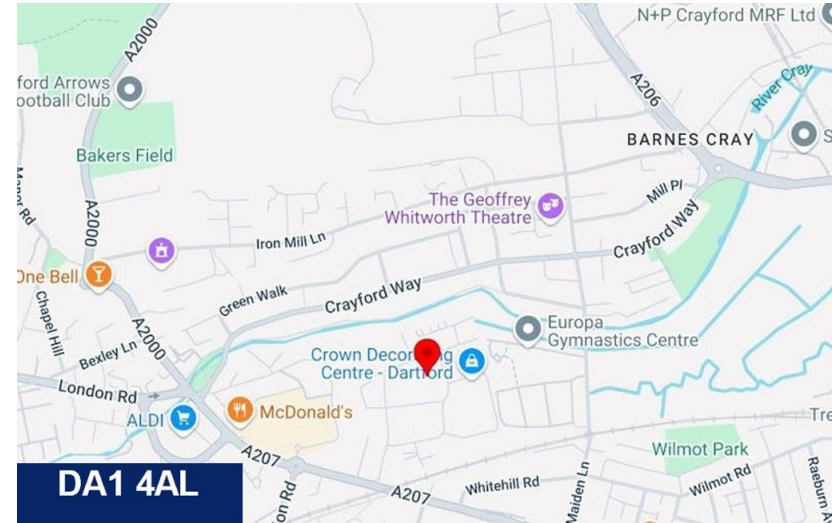
VAT will be chargeable on the terms quoted.

LEGAL COSTS

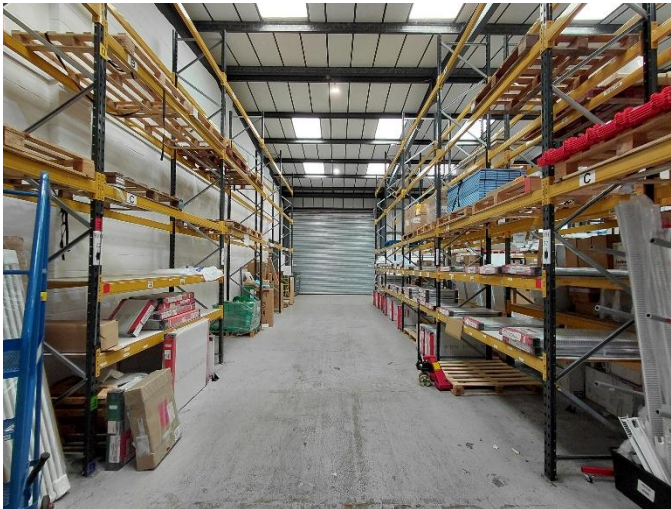
Each party is to be responsible for their own legal fees.

EPC

51-75 **C** 71 C



DA1 4AL

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