



A3 AND A4 ACORN INDUSTRIAL PARK, CRAYFORD ROAD, CRAYFORD DA1 4AL



**INDUSTRIAL/WAREHOUSE UNIT
5,076 SQ. FT. (472 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

The property is situated on Acorn Industrial Park close to Crayford town centre. The park comprises of an established industrial and trading estate in Crayford within the London borough of Bexley. The development comprises trade counter, industrial and warehouse accommodation totally approximately 420,000 sq. ft. with occupiers including Screwfix, Safe Store, Renticol, Initial, Dulux Decorating Centre, Tool Station and Auto Windscreens.

The A2 is approximately 1 mile to the south, accessed via the Dartford Heath/Wilmington junction. The M25 junction 2 is 3 miles to the south east, while Central London is approximately 13 miles to the north west.

DESCRIPTION

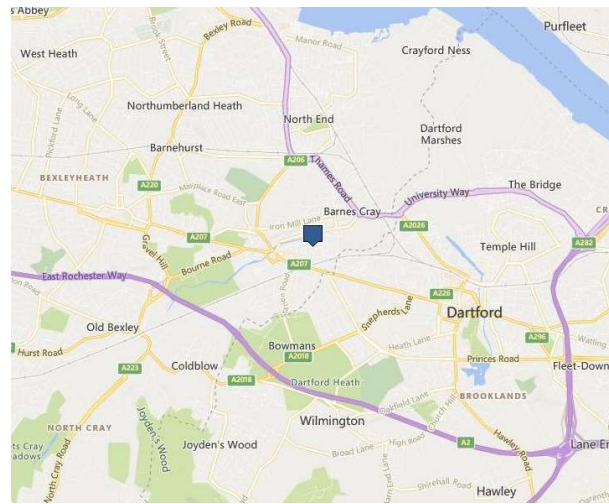
The property comprises a pair of terrace industrial units of steel frame construction under a pitched roof. Elevations are part brick and part profile steel. The pitched roof incorporates approximately 10% coverage in GRP translucent roof lights. Sailable features of the property include:-

- Two Insulated, sectional loading doors of approximately 4m wide by 6.3m high.
- Warehouse floor laid to concrete screed
- Each unit has a steel frame mezzanine (which can be removed)
- Unit 3 provides for trade counter/showroom (which can be removed)
- Separate male and female WCs
- 3 phase power
- External block paved forecourt

ACCOMMODATION

	Area m ²	Area sq.ft.
Ground Floor	471.56	5,076
Mezzanine Unit A3	232.38	2,501
Mezzanine Unit A4	89.62	965

LOCATION PLAN



LEASE

The property is available by way of assignment or sublease of the existing lease, expiring 17th December 2025.

RENT

Rent on Application.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

The property is assessed for business rate purposes as follows;

Warehouse and Premises £51,500.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An EPC has been commissioned. A copy of the EPC certificate will be available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

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



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