



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

TO LET

High Profile Trade Counter/Warehouse
Available to Let Immediately

3,878 Sq Ft
(360 Sq M)

DESCRIPTION

A modern mid-terraced warehouse of steel portal frame with 6.6 meter minimum eaves, a pitched roof with good natural light. The unit also benefits from fitted ground and first floor office accommodation and existing mezzanine.

External access supplied via 1 electric level access loading door. There are 4 allocated parking spaces to the front, 2 of which offer EV Charging.

- ✔ Electrically operated up and over shutter door
- ✔ 6.62m minimum clear height rising to 8.7m
- ✔ 3 phase power
- ✔ 37.5kN/m2 floor loading capacity
- ✔ 4 parking spaces
- ✔ Visible to main road A206



LOCATION

Optima Trade Park is prominently located with visibility from Thames Road (A206) in an established Trade and Industrial location. The A206, linking with the A2016, provides a continuous dual carriageway route from the M25 junction 1a. Surrounding occupiers include Blakley Electric and Euro Car Parts.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse & Office	2,552	237
First Floor Office & Anc.	444	41
Mezzanine (Optional)	882	82
Total	3,878	360

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit www.voa.gov.uk.

TERMS

The property is available by way of a sublease or assignment. Flexible options will be considered. Alternatively, a new lease may be available direct from the landlord by way of negotiation.

EPC B



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Regulated by RICS 09-May-2024

VIEWING & FURTHER INFORMATION

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