

**FOR
LEASE**



UNIT A CRAYFORD ROAD DA1 4ER

**GROUND FLOOR
RETAIL UNIT AVAILABLE
OPPOSITE
TOWER RETAIL PARK**

FLOOR AREAS:
**6,360 SQ FT
(590.84 SQ M)**

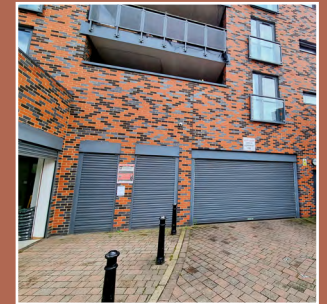


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HIGHLIGHTS

- ARCADE OF LOCAL RETAILERS ON YOUR DOORSTOP
- 7 OPEN CUSTOMER CAR PARKING SPACES
- 5 COVERED PRIVATE CAR PARKING SPACES
- OPEN PLAN DOUBLE UNIT
- 12 KITCHEN, OFFICE, TOILETS AND INTERNAL STORAGE FACILITIES
- AMENITIES: PUREGYM, CRAYFORD WEIGHTS & FITNESS, SAINSBURY'S, ALDI, ICELAND, ALDI, TACO BELL, MCDONALD'S, GREGGS AND SEVERAL SMALLER RESTAURANTS AND RETAILERS



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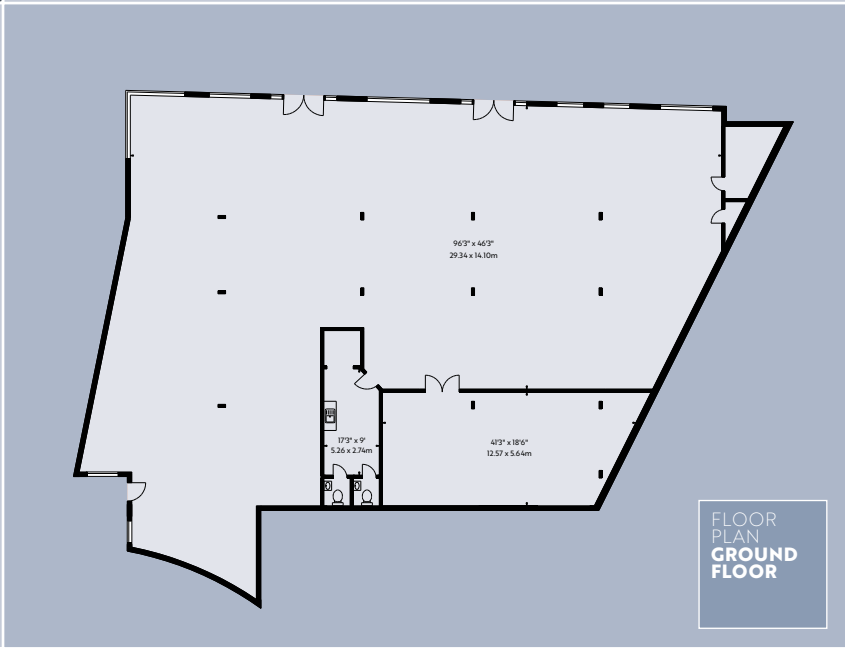


- CRAYFORD IS SITUATED APPROXIMATELY 15 MILES SOUTH EAST OF **LONDON BRIDGE**.
- THE PROPERTY IS A **GROUND FLOOR UNIT** WHICH IS PART OF A SUBSTANTIAL RESIDENTIAL DEVELOPMENT AND IS LOCATED OPPOSITE TOWER RETAIL PARK.
- THE PROPERTY IS AN **EXPANSIVE DOUBLE UNIT** WITH THE **POTENTIAL TO DIVIDE** INTO TWO UNITS IF DESIRABLE.
- THE PROPERTY IS CURRENTLY OFFERED WITH A KITCHEN, OFFICE, PRIVATE TOILETS AND STORAGE FACILITIES, ALTHOUGH FIT OUT CAN BE REMOVED IF PREFERABLE.

- OTHER RETAILERS IN THE PROXIMITY INCLUDE **NEXT, SMYTHS TOYS, CURRYS, CARPHONE WAREHOUSE, SPORTS DIRECT, HOBBYCRAFT, CARD FACTORY, BOOTS, PETS AT HOME.**

ACCOMMODATION

- **GROUND FLOOR:**
6,360 SQ FT / 590.84 SQ M



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FURTHER DETAILS



TERMS

THE PREMISES ARE AVAILABLE BY WAY OF A NEW FULL REPAIRING AND INSURING LEASE FOR A TERM TO BE AGREED INCORPORATING 5 YEARLY UPWARD ONLY RENT REVIEWS AT A COMMENCING RENT OF £15.00 PSF.

RENT

£15.00 PSF

RATES

THE RATES FOR THE 2023/24 TAX YEAR ARE £7.25/SQ FT.

EPC

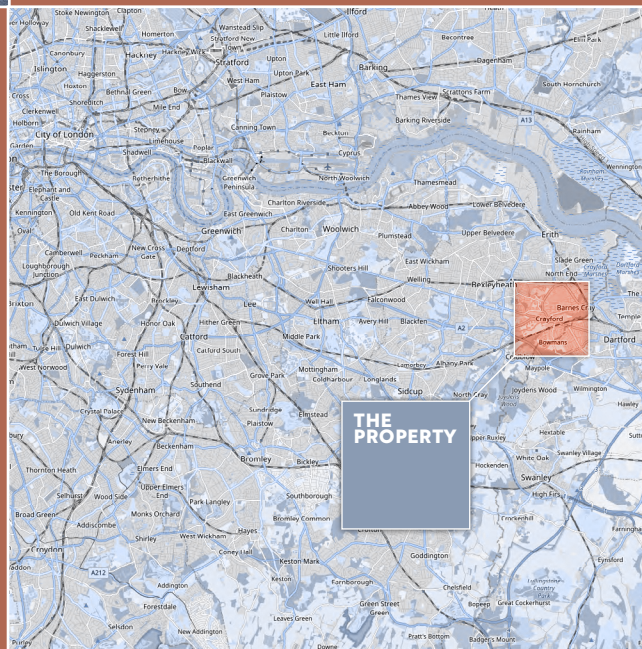
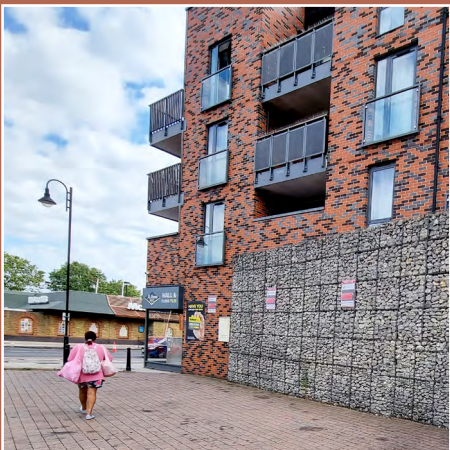
AVAILABLE ON REQUEST.

SERVICE CHARGE

THE ANNUAL SERVICE CHARGE LEVY IS APPROXIMATELY £3,500.

LEGAL COSTS

EACH PARTY IS TO BEAR THEIR OWN LEGAL COSTS INCURRED IN RESPECT OF THIS TRANSACTION.



CONTACTS

FOR FURTHER INFORMATION AND VIEWINGS, PLEASE CONTACT:

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MISREPRESENTATION ACT 1967

These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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