



- Shell & core commercial units to let
- Modern mixed-use development in Crayford Town Centre
- High foot-fall location & ample local parking
- Available units to measure 1,474sqft to 2,131sqft internally
- Suitable for retail, office, clinic, coffee shop, indoor fitness, light industrial etc
- Rent: from £28,000 per annum

Description

The available commercial units are located on the ground floor of 152-160 Crayford Road, a contemporary mixed-use development in central Crayford due for completion in Summer 2024. The development also provides 18 modern flats on the upper floors. The property is presented in shell and core condition with capped services and ceiling heights of 4.5m in each unit to allow the incoming occupier to fit out the units to their operational requirements. There is a loading bay at the front of the development and staff parking to the rear (one space per unit), plus the benefit of 2 hour free customer parking in the retail park to the rear of the property. Benefitting from use class E, the unit lends itself particularly well to operators within the retail, office, clinic, indoor fitness, coffee shop and light industrial sectors. Please note that the Landlords are not seeking restaurant/takeaway tenants.

Business Rates

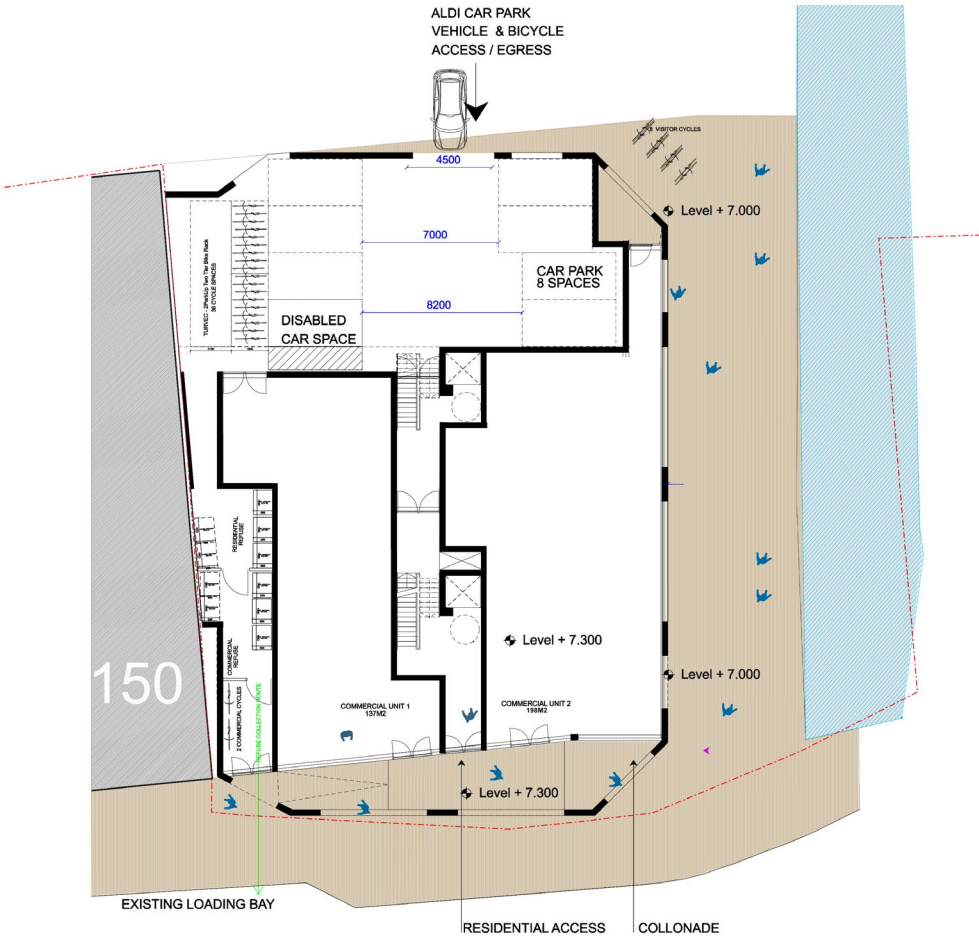
Due to impending practical completion, the VOA are yet to confirm the business rates for the units. Interested parties are advised to contact Bexley Council to confirm the likely business rates payable.

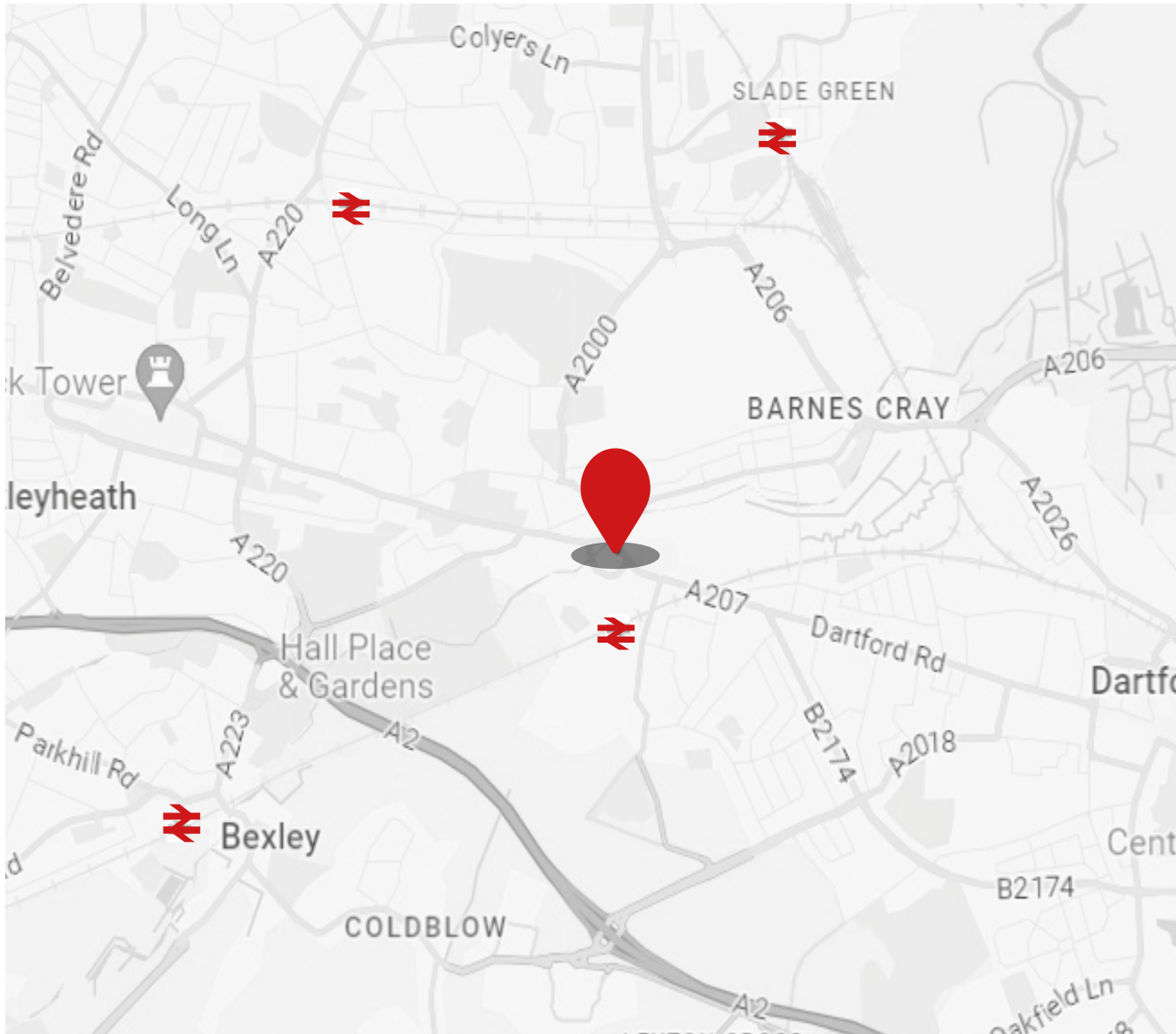
156 Crayford Road, Crayford, Kent DA1 4ES

Ground floor shell & core commercial units to let



Unit	Size	Rent	EPC Rating
Unit A 156 Crayford Road	1,474sqft	£28,000 per annum	B (expiry 2034)
Unit B 156 Crayford Road	2,131sqft	£39,500 per annum	B (expiry 2034)





Location

The commercial units are located on a prominent corner position on the A207 in the heart of Crayford Town Centre and have access to all local amenities. Immediately adjacent to the units are established brands including Aldi, Sainsburys, KFC, Savers and Iceland. The Tower Retail Park is just 0.2 miles away which is home to brands such as Currys, Next, Sports Direct, Pets at Home, Poundland, Boots, Nandos and Greggs. Crayford Train Station is located 0.2 miles away and local TFL bus services frequently operate to all local areas from close by to the property.

Terms

Unit A - £28,000 per annum (exclusive of VAT and service charge).

Unit B - £39,500 per annum (exclusive of VAT and service charge).

Services

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquires in this regard.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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