



OFFICES, 23 OPTIMA PARK, THAMES ROAD, CRAYFORD, KENT DA1 4QX



**GOOD QUALITY
GROUND & FIRST FLOOR OFFICES
WITH PARKING
3,161 SQ. FT. (293.71 M²)**

TO LET



01322 475940
watsonday.com

LOCATION

The property is located on Optima Park, immediately adjacent to Thames Road, Crayford. Thames Road, the A206 provides direct access to Woolwich, the Blackwall Tunnel and the M25, J1A..

Travel times:-

- Blackwall Tunnel – 12 miles
- City Airport – 18 miles
- Canary Wharf – 14 miles
- Tower Bridge – 16 miles
- M25, J1A – 3 miles

DESCRIPTION

The property comprises a purpose built end of terrace industrial unit of steel portal framed construction under a pitched roof clad in profile steel. Salient features of the property are as follows:-

- Good quality offices
- Part raised floor
- Part perimeter trunking
- Suspended ceilings with inset LED lighting
- 4 WC cubicles
- Fitted kitchen
- Shower room
- 9 parking spaces

ACCOMMODATION

The property has the following net internal areas:-

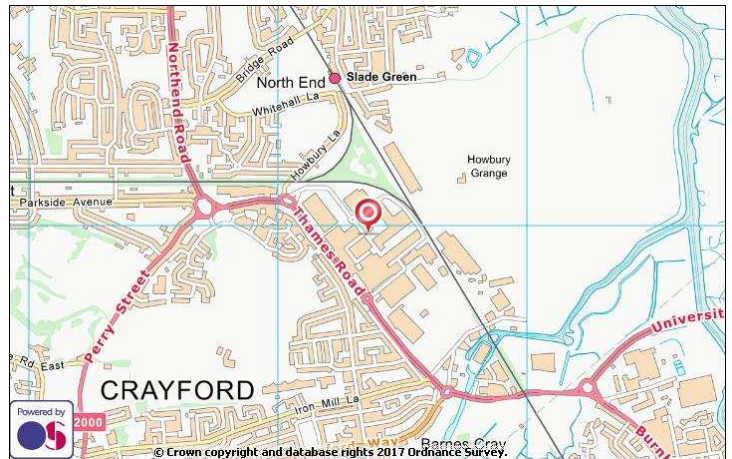
Ground Floor Offices	979 sq. ft.	(19.95 m ²)
First Floor Offices	2,182 sq. ft.	(202.75 m ²)
Total	3,161 sq. ft.	(293.71 m²)

TERMS

The office suite is available on a sub-letting of the existing lease for a term expiring in December 2024.

A shorter term may be available upon request.

LOCATION PLAN



RENT

The suite is available on an inclusive basis at £76,500 per annum (£25 per sq. ft.).

Rent includes; principal rent, service charge, buildings insurance and utilities (excluding telecoms).

SERVICE CHARGE

Included within the rent.

BUSINESS RATES

Included within the rent.

EPC

The property has been rated Band D (82). An Energy Performance Certificate is available on request.

VAT

The building is elected for VAT.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

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2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

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- 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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