



**SUITE C LONDON HOUSE BUSINESS CENTRE,  
TEXCEL BUSINESS PARK, THAMES ROAD, CRAYFORD DA1 4SB**



**(Photo for indicative purposes of another suite within London House)**

**GOOD QUALITY OFFICE ACCOMMODATION  
TO BE REFURBISHED  
WITH ALLOCATED PARKING  
1,100 SQ. FT. (102 M<sup>2</sup>)**

**TO LET**



**01322 475940  
watsonday.com**

## LOCATION

The property is located on Thames Road, Crayford, 3 miles to the west of Junction 1A, M25. The A2 is 2 miles to the south and central London 12 miles to the west.

- Slade Green train station – 1 mile
- Nearest bus stop – 50 metres
- Blackwall Tunnel – 9 miles
- Canary Wharf – 11 miles
- City Airport – 8 miles
- Tower Bridge – 14 miles

## DESCRIPTION

The accommodation comprises a mainly open plan suite on the first floor. Salient features of the property are as follows:-

- Access intercom control system
- Air conditioning – heating/cooling units
- Double glazed windows with security film
- Suspended ceiling with inset Cat 2 lighting
- Communal male and female WCs
- Fitted kitchenette (within the suite)
- 3 compartmental perimeter trunking
- Digital security cameras
- Self-contained office with partitioned meeting room and Director's office
- 3 allocated car parking spaces

## ACCOMMODATION

We are informed the property has the following gross internal areas:-

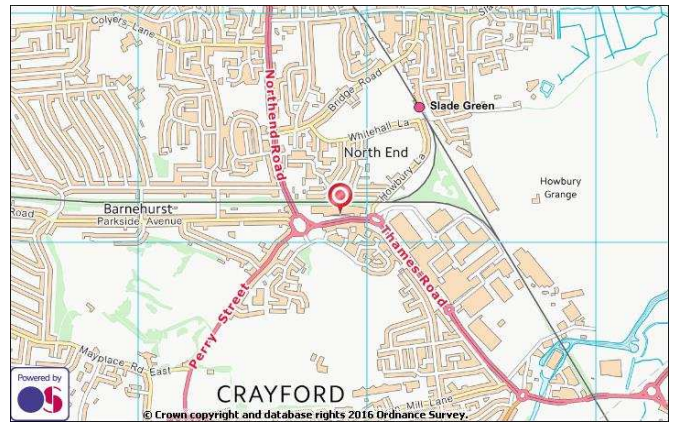
First Floor Office      1,100 sq. ft.      (102 m<sup>2</sup>)

## TERMS

The accommodation is available on an inclusive rent basis at £27,500 per annum (£2,292 per calendar month).

The quoted rent includes business rates, buildings insurance, light, heat, power, water, drainage, communal area cleaning, office waste disposal, window cleaning, maintenance and management charge.

## LOCATION PLAN



## SERVICE CHARGE

Inclusive within the rent.

## BUSINESS RATES

Inclusive within the rent.

## VAT

The property is elected for VAT, which will be charged on all sums payable to the landlord.

## EPC

An Energy Performance Certificate has been commissioned and will be available shortly.

## LEGAL COST

Each party to bear their own legal costs.

## VIEWING

Strictly via appointment with the sole agents:-

## WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01322 475940/07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

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

### IMPORTANT NOTICE:

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- 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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