



SUITE C1 WATER HOUSE, TEXCEL BUSINESS PARK, THAMES ROAD, CRAYFORD DA1 4SB



**GOOD QUALITY OFFICE ACCOMMODATION
WITH ALLOCATED PARKING
1,900 SQ. FT. (177 M²)**

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 self-contained office plus meeting room on the ground 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 ceilings
- WCs
- Kitchen
- 3 compartmental perimeter trunking
- Digital security cameras
- Security lighting
- Self-contained office plus meeting room
- Allocated on-site car parking

ACCOMMODATION

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

Ground Floor Offices	1,900 sq. ft.	(177 m ²)
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NOTE

There is an option to take an adjoining warehouse of 1,500 sq. ft. (139 m²).



TERMS

The accommodation is available on an inclusive rent basis at £4,000 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.

SERVICE CHARGE

Inclusive within the rent.

BUSINESS RATES

Inclusive within the rent.

EPC

Energy Performance Asset Rating – D (95).

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

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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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