



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



**GOOD QUALITY AIR CONDITONED OFFICE  
ACCOMMODATION  
WITH ALLOCATED PARKING  
1,335 SQ. FT. (124.02 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 largely self-contained office separated into open plan and cellular accommodation. The premises can be split into 3 suites or taken as a whole. Salient features of the property are as follows:-

- Access intercom control system with key pad entry
- Suspended ceilings with inset LED lighting and air conditioning
- Separate male and female WCs
- Self-contained kitchen
- Digital security cameras
- Security lighting
- Meeting room and separate director offices
- Allocated car parking
- Good access to J1A, M25 (3 miles)
- Slade Green train station 5 minute walk
- Bus stop directly outside

## ACCOMMODATION

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

Essex Suite                      1,335 sq. ft.    (124.02 m<sup>2</sup>)

## NOTE

The unit can be taken with adjacent units to provide a total of 4,601 sq. ft.

## RENT

The suite is available at a rent of £14.00 per sq. ft. exclusive.

Essex Suite                      1,335 sq. ft.    £18,700 per annum



## TERMS

A new internal repairing lease will be granted on an inclusive basis with monthly charges as follows:-

Essex Suite                      £2,900 per month inclusive

The above monthly charges include; principal rent, business rates, buildings insurance, light, heat, power, water, drainage, communal area cleaning, office waste disposal, window cleaning, maintenance and management charge.

N.B. Occupiers must arrange their own telecoms/broadband.

## BUSINESS RATES AND SERVICE CHARGE

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

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## 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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