

**STORAGE UNIT, HOWBURY TECHNOLOGY CENTRE,  
TEXCEL BUSINESS PARK,  
THAMES ROAD, CRAYFORD DA1 4RQ**



**STORAGE UNIT OF APPROXIMATELY  
700 SQ. FT. (65 M<sup>2</sup>)**

**TO LET**

## 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 property comprises a ground and first floor storage unit. Salient features of the property are as follows: -

- Clear span accommodation
- Roller shutter loading door
- Fluorescent strip lighting
- Communal WCs
- 24/7 access

## ACCOMMODATION

The property has the following gross internal areas: -

<b>Total</b>	700 sq. ft.	(65 m <sup>2</sup> )
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## TERMS

The unit is available on an **inclusive** rent basis at £10,500 per annum.

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.

## EPC

Energy Performance Asset Rating – D (89).

## 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**

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

### IMPORTANT NOTICE:

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