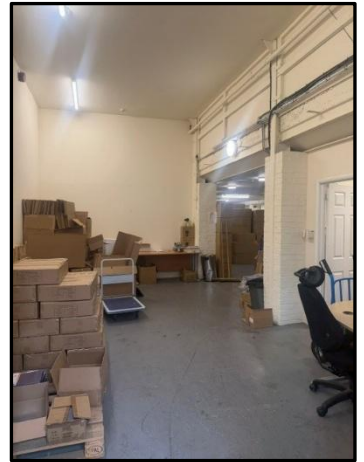


35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

C5 PARKSIDE WORKS, TEXCEL BUSINESS PARK THAMES ROAD, CRAYFORD DA1 4SB



**GROUND FLOOR STORAGE WITH
COMMUNAL LOADING
2,594 SQ. FT. (240.99 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

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 an open storage unit. Salient features of the property are as follows:-

- Loading bay with electrically operated shutter
- 24/7 access
- LED Lighting
- Digital security cameras
- Security lighting
- WC / Kitchenette

ACCOMMODATION

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

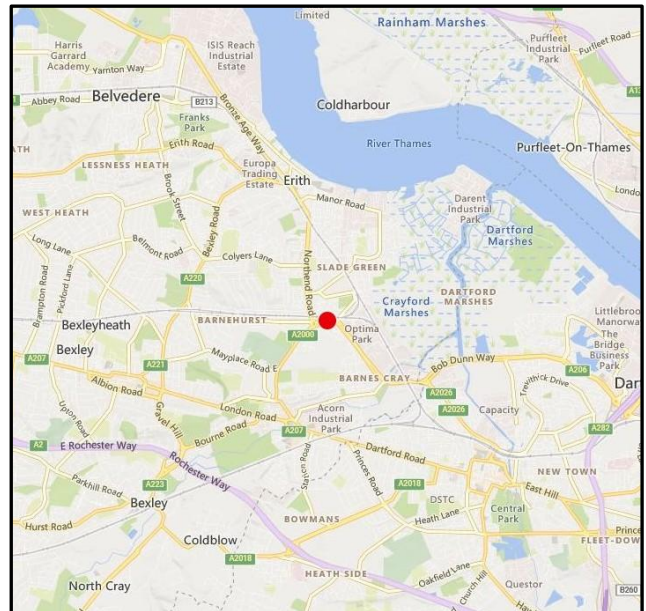
Storage Unit C5	2,594 sq. ft.	(240.99 m ²)
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TERMS/RENT

The accommodation is available for a rent of £3,500 pcm.

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

LOCATION PLAN



VAT

VAT will be charged in addition to the rent.

SERVICE CHARGE

Inclusive within the rent.

BUSINESS RATES

Inclusive within the rent.

ENERGY PERFORMANCE CERTIFICATE

Band D (82). Valid until 02/02/2035.

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

Ciaran Dewar

01322 475940/07523 171307

ciarandewar@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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