

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET **Industrial/Trade Counter**

Unit 1 Crayside Industrial Estate,  
Thames Road, Dartford DA1 4RF

CONTACT **Daniel Cook**  
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**Oliver Exton**  
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High passing traffic flow

Prominent position at the  
entrance to an established  
estate

Nearby occupiers include  
**Benchmark** and **Howdens**

Substantial rear yard

452.46 sq m (4,870 sq ft)

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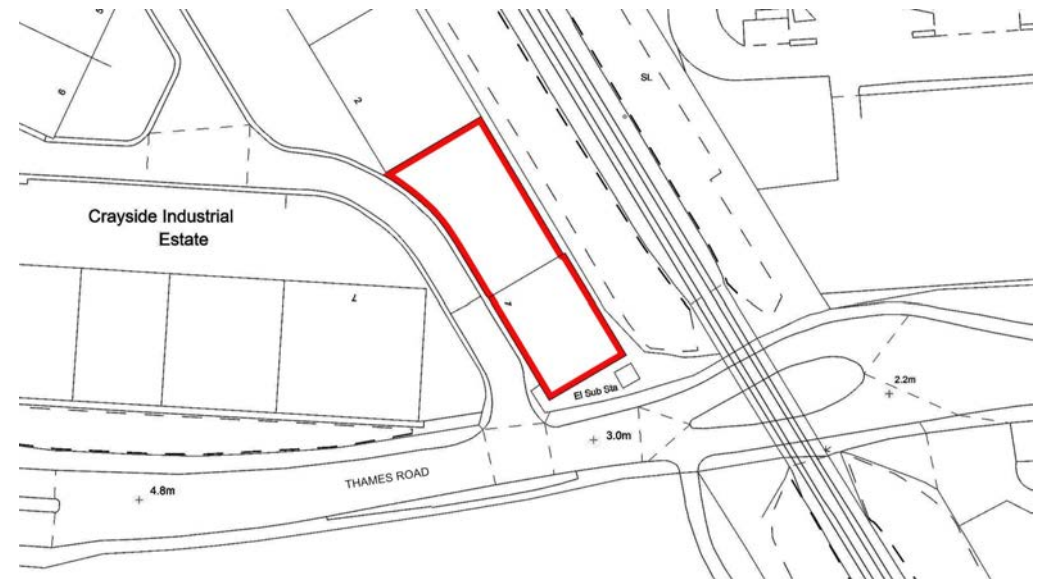
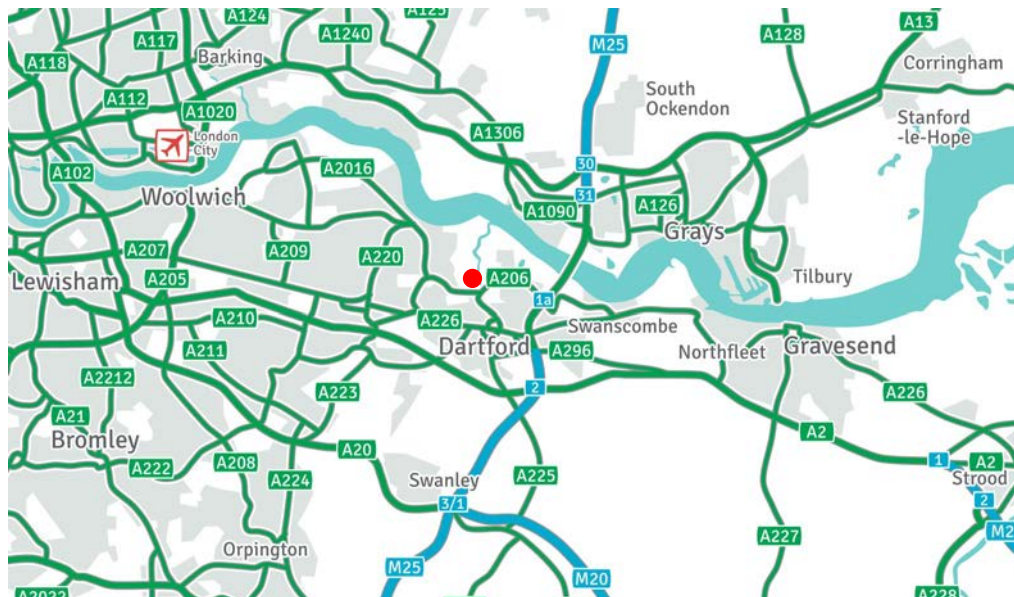
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## Location

The property sits to the west of Dartford and fronts the northern side of the A206, which effectively forms a northern bypass of Dartford. This leads from the M25 (1.5 miles to the east) to the nearby towns of Erith and Crayford to the south and north respectively.

Dartford town centre lies 0.5 mile to the south-east and Crayford a similar distance to the south-west.

The surrounding area is predominantly business focused with national occupiers on the same estate including **Benchmark** and **Howdens**. To the north are further business estates with occupiers including **Lok N Store**, **Parcelforce** and **Edmundson Electrical**.



## Description

The property comprises a portal framed industrial unit with brick/profile steel sheet cladding and a large rear yard with parking for approximately 25 cars, which is secured by low level security hoops.

Internally the property is fitted to a good standard with a polished concrete floor and access via single roller shutter door. Lighting is provided by ceiling suspended spot lighting with heating by a large gas fired warm air blower.

An office/ancillary area has been formed internally which comprises office, kitchen and WC facilities which are all fitted to a good standard.

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### Accommodation

The property comprises the following approximate floor areas:

|                  | Sq m          | Sq ft        |
|------------------|---------------|--------------|
| Warehouse        | 386.03        | 4,155        |
| Office/ancillary | 66.43         | 715          |
| <b>Total</b>     | <b>452.46</b> | <b>4,870</b> |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold.

### Terms

The property is available by way of assignment or subletting of the existing lease which expires in August 2022 at a current rent of £46,500 per annum.

A longer term may be available by way of separate negotiation with the landlord.

### Rating

We are advised that the Rateable Value for the property is £42,500 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: C.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

All viewings to be arranged via the sole agents.



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