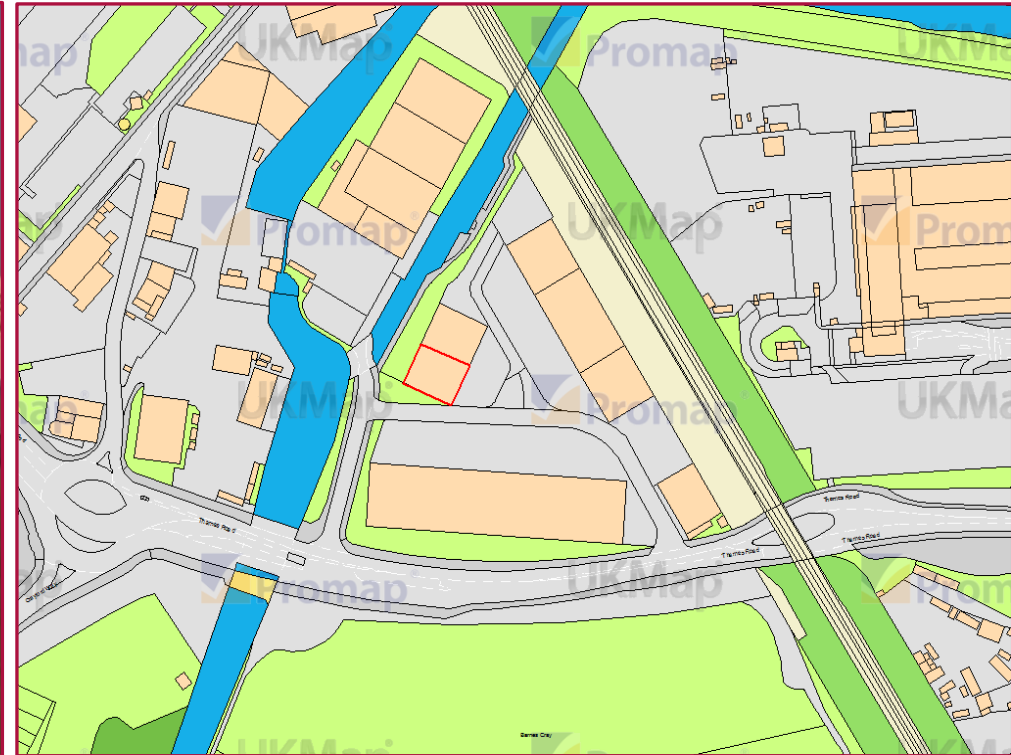


# Well Located Industrial / Trade Unit – TO LET – Available Immediately

## Unit 6, Crayside Industrial Estate, Crayford, Kent DA1 4RF



- **Established Trade Counter / Industrial Unit.**

- **4,573 sq ft.  
(424.85 sq m)**

- **6 Car parking spaces plus yard.**

Further Information

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# Well Located Industrial / Trade Unit – Available Immediately – TO LET



**Size**  
4,573 sq ft

**Tenure**  
Leasehold

**Rent**  
Upon application

**Location**  
Crayside Industrial Estate is strategically located fronting Thames Road (A206) north of Crayford / Dartford which links the M25 at the Dartford Crossing (junction 1a) less than 2 miles to the east with Erith, Belvedere and Woolwich to the west. This is an established industrial area virtually equidistant from 3 railway stations, Crayford, Dartford and Slade Green. Occupiers already trading on the estate include HSS Hire, Howdens, Benchmarx and Business Post.

**January 2017**

**Description**  
This property comprises a modern semi-detached unit of steel portal frame construction with part brick and part profile metal sheet cladding to the front and rear elevations. The unit has a full height roller shutter door, offices to the front elevation and separate male and female WCs. There is car parking to the front of the unit.

- Full height loading door.
- 5.15m min eaves height to underside of the haunch.
- Separate office and warehouse toilets.
- Security shutters to reception door and windows.
- 6 car parking spaces plus yard.

**Rateable Value**  
Interested parties are advised to make their own enquiries of the local authority in this regard.

**Legal Costs**  
Each party to bear their own legal costs in this transaction.

**Further Information**  
Available upon request.



Floor Areas	Sq ft	Sq m
Warehouse	4,270	497
Offices	303	28
<b>Total</b>	<b>4,573</b>	<b>425</b>

Further Information



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