

23 Optima Park, Thames Road Crayford, Kent DA1 4QX



On the instructions of Geoffrey Kinlan and Shay Bannon of BDO LLP, Joint Administrators to William Verry (Facilities Management) Limited

Modern Business Unit

8,623 sq ft (801 sq m)

- 3,873 sq ft (360 sq m) mezzanine storage
- 28'0 (8.5 m) eaves height
- High specification two storey office accommodation
- B1(c), B2 and B8 planning consent
- Close M25(J1a) Motorway and Dartford River Crossing
- Long Leasehold For Sale £795,000

**Edward
Symmons**

020 7955 8454

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Situation

The property forms part of a modern business park immediately off the A206 Thames Road, approximately three miles west of the M25(J1a) / Dartford River Crossing and some eleven miles east of the A102(M) Blackwall Tunnel Approach via the A2016 (South Thames Development Route).

Nearby Slade Green mainline rail station provides a regular service to both London Bridge and London Cannon Street with a maximum timetabled journey of 48 minutes.

Description

An end of terrace business unit being of a steel portal frame construction with part block walls and mainly steel profile clad elevations under a pitched roof incorporating translucent panels.

The unit has an eaves height of 28'0 (8.5m) and access via an electronically operated up and over loading door. The integral two storey accommodation provides a number of private and open plan offices together with kitchen, shower room and WC facilities.

9 marked parking spaces are provided in front of the unit.

Floor Areas

All gross internal areas are approximate

Production	5,257 sq ft	488 sq m
Two Storey Offices	3,366 sq ft	313 sq m
Total	8,623 sq ft	801 sq m
Mezzanine	3,873 sq ft	360 sq m

Tenure

The property is held on a long lease for a term of 999 years from 2006 at a peppercorn rent.

Price

Offers are invited in the region of £795,000 for the unexpired term of the long leasehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

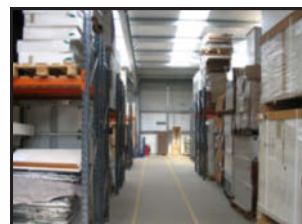
Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
 Tel: 020 7955 8454
 Fax: 020 7403 1947

October 2009



2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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