



ACORN INDUSTRIAL PARK
CRAYFORD KENT DA1 4AL

Stannah

JOHNSTONE'S

SCREWFIX

 Mercedes-Benz

TOOLSTATION

TRADE COUNTER / INDUSTRIAL UNITS
ON AN ESTABLISHED AND WELL
LOCATED TOWN CENTRE TRADE PARK
**NEW AND REFURBISHED SPACE TO
LET ON VERY FLEXIBLE TERMS**

www.acornindustrialpark.co.uk



ACORN INDUSTRIAL PARK

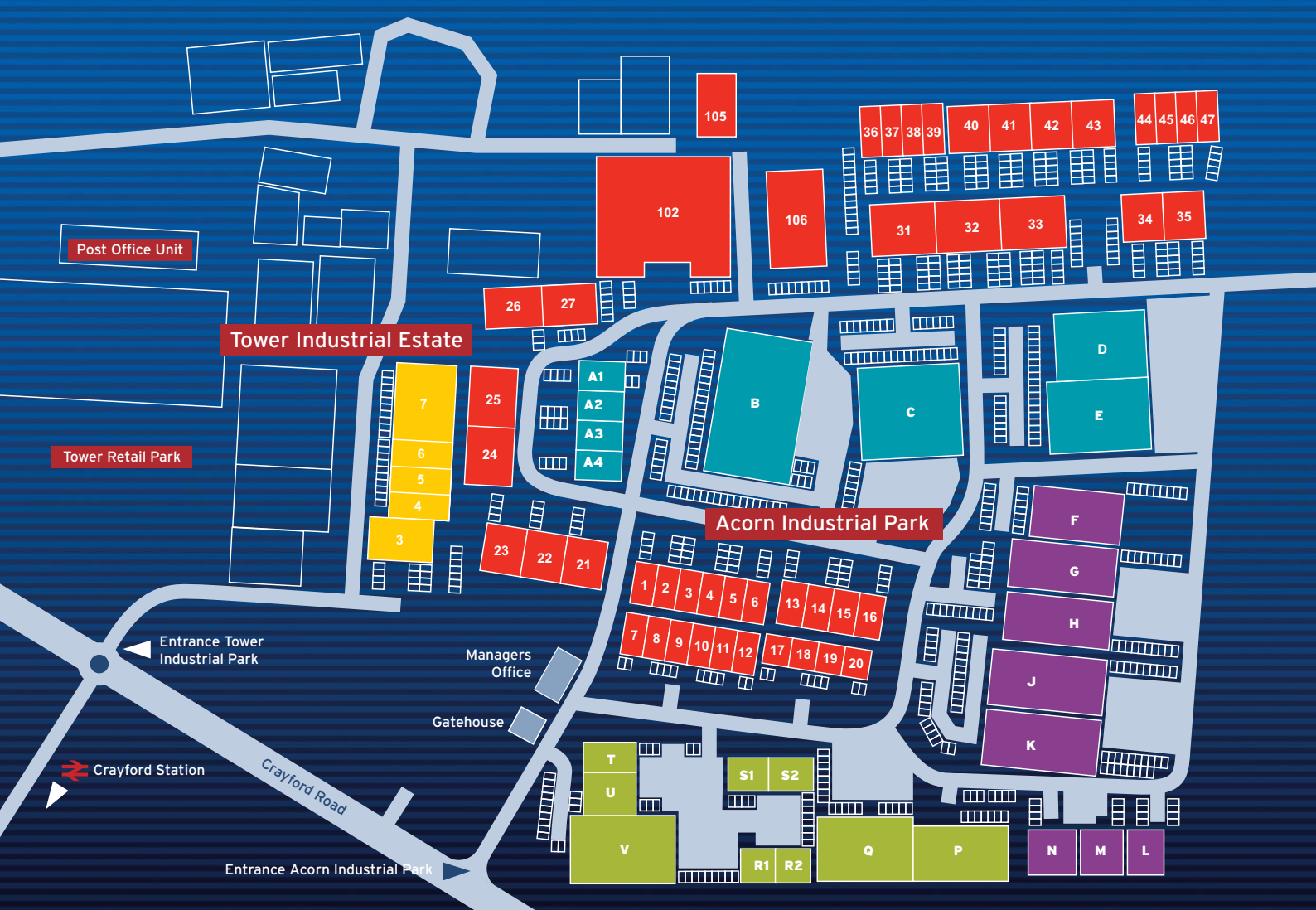
CRAYFORD KENT DA1 4AL

Located in Crayford with easy access to the M25, Dartford Crossing and A2 the Acorn Industrial Park is ideally situated for servicing South East London, Kent and Essex. Now incorporating the Tower Industrial Estate this well managed and secure development supports a thriving business community.

Trade Counter, Industrial and Warehousing accommodation extends to some 421,618 sq ft and occupiers now include Screwfix, Safestore, City Electrical Factors, Toolstation, Johnstone's Leyland Decorating Centre, Wilts Electrical, Electric Centre, Everest Windows and Plumbing Trade Centre.

The estate is in a town centre location close to Crayford mainline station and Tower Retail Park (32,711 sq ft), whose occupiers include Boots, Comet, Curry's and Next. Homebase and Sainsbury's are also nearby.





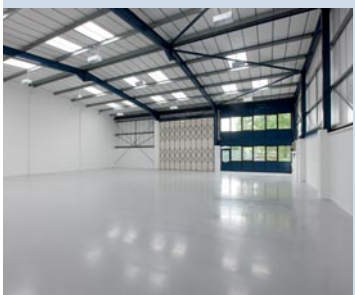
TYPICAL SPECIFICATION INCLUDES:

- All mains services including 3 phase power and gas
- Electronically operated loading doors
- Clear internal heights ranging from 6.0m to 7.5m
- Warehouse floor loading 37.5kN/m²
- Gas centrally heated first floor offices
- Designated parking
- Out of hours security
- Ancillary office accommodation
- 10% roof lighting
- WC facilities





Sat Nav Ref:
DA1 4AL



COMMUNICATION

Crayford Rail Station	0.8 miles
M25 J1B	2.8 miles
M25 J1A	3.7 miles
Dartford River Crossing	4.4 miles
London City Airport	15 miles
Central London	17 miles
Gatwick Airport	36 miles
Channel Tunnel Terminal	55 miles



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For more information please contact the joint sole agents.

Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract. All areas quoted are approximate. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. January 2014.

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ACORN INDUSTRIAL PARK
 CRAYFORD ROAD | CRAYFORD | KENT DA1 4AL

SUBJECT TO CONTRACT

Building/ Unit No	Size/Area		Quoting rent per annum exclusive	2017 Rateable Value	Status
	Sq ft	Sq m			
Unit 45	1,860	172.80	£23,250	£17,000	Under offer
Unit 2	1,998	185.62	£30,000	£18,250	Available
Unit 41	3,850	357.68	£46,500	*TBC	Available s.t. power upgrade
Unit 42	3,850	357.68	£46,500	*TBC	Available s.t. power upgrade
Unit L	4,467	415.00	£52,500	£40,750	Available Q2 2018
Unit N	6,647	617.53	£76,500	£66,000	Available Q4 2017
Unit 41 & 42	7,700	715.35	£85,000	£67,000	Available s.t. power upgrade
Unit C2	11,111	1,032.25	£117,000	£87,000	Available
Unit K	16,040	1,490.16	£168,500	£128,000	Available Q1 2018

Notes:

- This sheet accompanies the particulars/brochure for the above property and interested parties should refer to both documents for full information.
- Website – More information available on www.acornindustrialpark.co.uk
- Lease/Rent - this assumes a 10 year, full repairing and insuring lease to a tenant of acceptable financial status, although flexible lease deals will be considered.
- VAT: All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.
- Service Charge – this is payable for the maintenance of the common parts of the Estate. Full details are available upon request.
- Rates - interested parties must confirm the Rateable Value with London Borough of Bexley. *Assessment is currently combined for Units 41 and 42 at £67,000 so an estimate for the split assessment can be provided if required.
- For Further Information or to arrange an inspection please contact Tim Clement on 0207 087 5303 or email Tim.Clement@eu.jll.com or the joint agents Altus Group.

Last updated: 17 July 2017

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.