



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



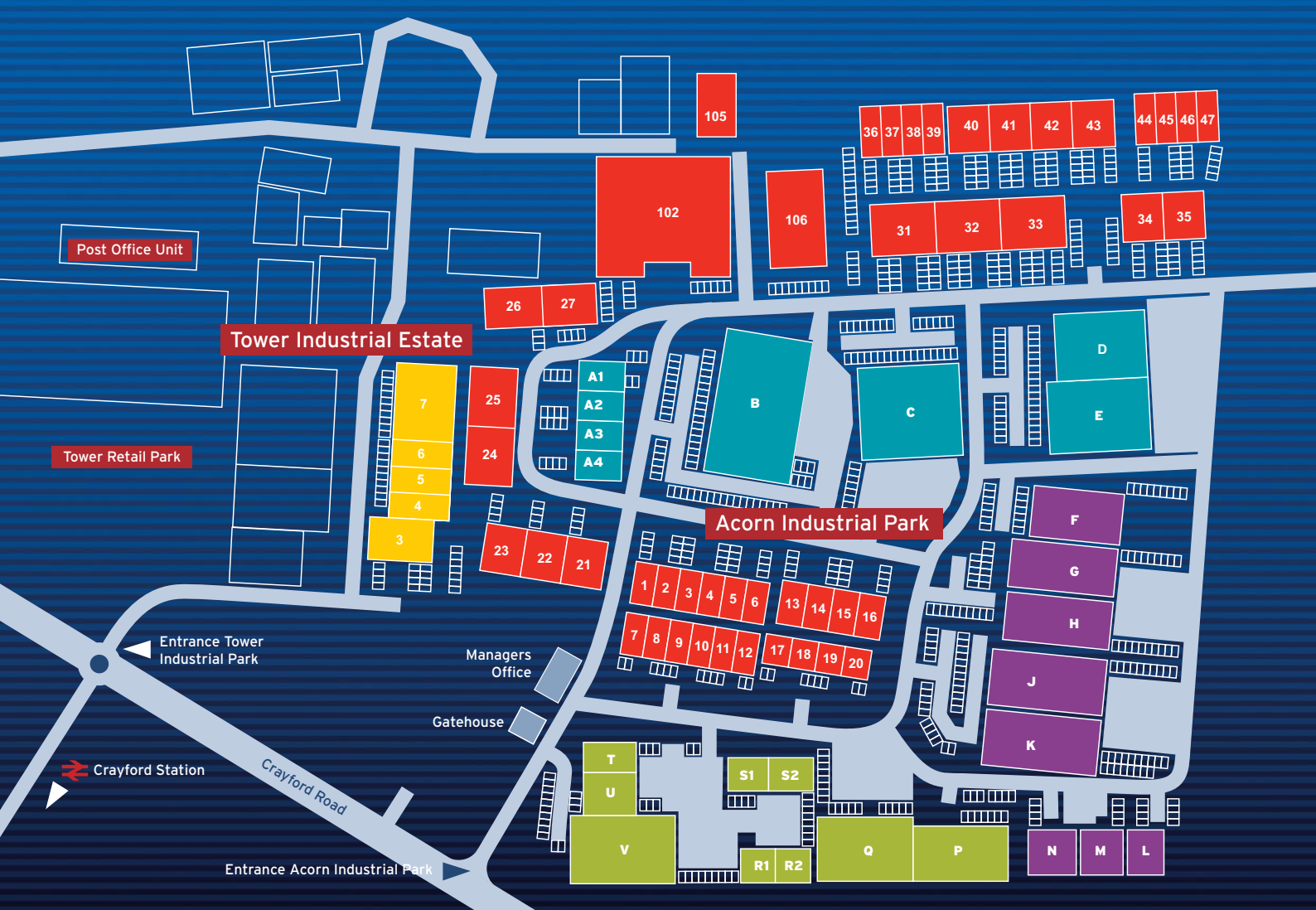
ACORN INDUSTRIAL PARK CRAYFORD KENT DA1 4AL

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





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.

www.acornindustrialpark.co.uk



ACORN INDUSTRIAL PARK

CRAYFORD ROAD | CRAYFORD | KENT DA1 4AL

SUBJECT TO CONTRACT

Building/ Unit No	Size/Area		Quoting rent per annum exclusive	Rateable Value	Status
	Sq ft	Sq m			
Unit 41	3,855	358.14	£46,500	*TBC	Available
Unit 42	3,859	358.51	£46,500	*TBC	Available
Unit N	6,647	617.53	£79,500	£51,500	Available Q3
Unit H	14,153	1,314.86	£166,500	£116,000	Available Q3

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 Peter Davidson on 020 7087 5347(email peter.davidson@eu.jll.com) or Katy Kenealy on 020 7399 5160 (email katy.kenealy@eu.jll.com) or the joint agents Altus Group.