

UNIT Q2 ACORN INDUSTRIAL PARK, DARTFORD, DA1 4FL

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

6,747 SQ FT (626.82 SQ M)

Vail Williams

Summary

Modern steel portal frame mid-terrace industrial unit within established industrial park available by way of assignment or sublease of whole

Available Size	6,747 sq ft
Passing Rent	£84,250 per annum
Rateable Value	£84,000
Service Charge	£9,130.04 per annum
EPC Rating	D

- Assignment or sublease of whole from existing lease expiring 29 September 2031 (approx. 5 years unexpired)
- Rent passing £84,250 per annum exclusive of VAT
- Subject to outstanding Sept 2026 rent review
- Electric roller shutter door & forecourt loading area
- 7.53m eaves rising to 10.14m at the apex
- New lease direct with the landlord may also be available subject to separate negotiation

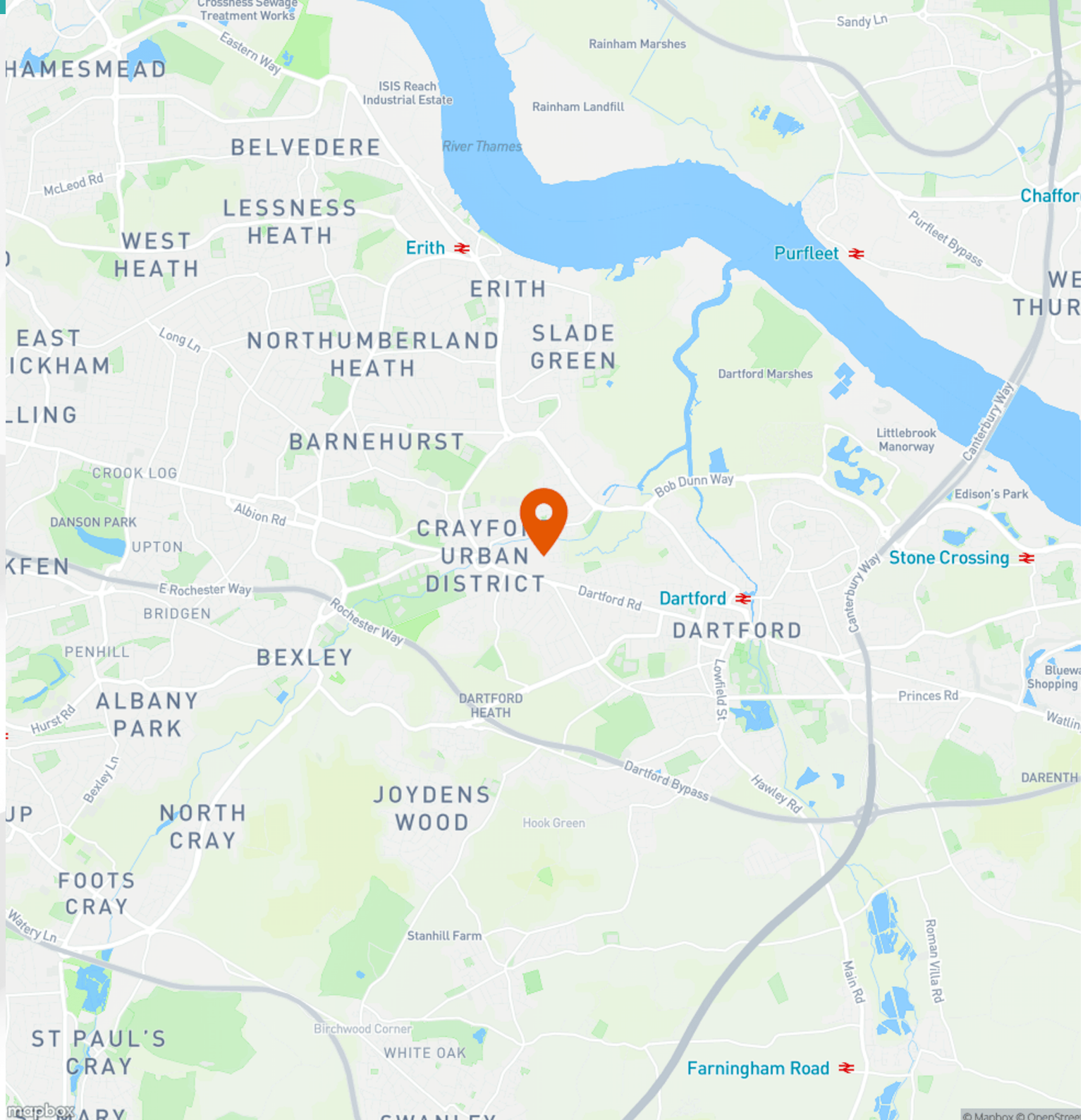


Location

Unit Q2 Acorn Industrial Park, Dartford, DA1 4FL

Acorn Industrial Park is a well-established industrial estate in Crayford, within the London Borough of Bexley. The estate benefits from excellent road communications, lying close to the A206, A2 and M25 (Junction 2), providing access to Central London, Kent, Essex and the wider South East motorway network.

Crayford town centre and railway station are within easy reach, with regular services to London Bridge, Cannon Street and Charing Cross. The nearby Dartford Crossing provides convenient access to Essex and the national motorway network.



Further Details

Description

Unit Q2 comprises a modern steel portal frame mid-terrace industrial unit providing warehouse accommodation together with ancillary office facilities.

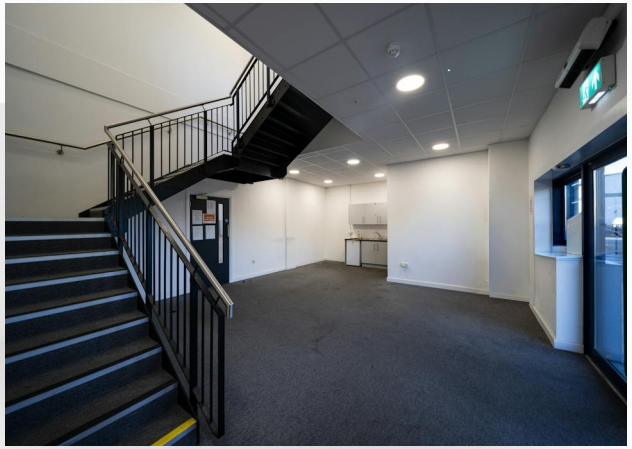
The property benefits from a designated yard area together with five allocated parking spaces. The warehouse is accessed via an electrically operated level access loading door and provides clear internal heights of 7.53m to the underside of the haunch, rising to 10.14m at the apex.

Further specification includes a floor loading capacity of 37.5 kN/sqm together with three-phase power and gas supplies.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,454	506.69	Available
Ground - Ancillary	526	48.87	Available
1st - Office / Ancillary	766	71.16	Available
Total	**6,746**	**626.72**	









Enquiries & Viewings



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View on our website

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