

23 Optima Park, Thames Road (A206), Crayford, Near Dartford Kent DA1 4QX

lot 4

Modern Virtual Freehold Industrial Investment

- Entirely let to Steadberry Ltd
- Important 2012 Reversion
- Located in a prestigious business park in an established industrial area

- Situated some 2 miles from the M25 (Junction 1A) and Dartford River Crossing
- Nearby occupiers include Magnet Trade, Lok'n Store, Greene King and Edmundson Electrical
- Six Week Completion Available

Rent
£40,000
per annum
exclusive



On instructions from Sarah England and Robert Davies of BDO LLP as Joint Administrators of William Verry (Facilities Management) Ltd

Location

Miles: 2 miles north-west of Dartford
16 miles east of Central London
9 miles east of Greenwich
Roads: A206, A2000, M25 (Junction 1A)
Rail: Slade Green Railway Station (London Charing Cross & Cannon Street approximately 35 minutes)
Air: London City Airport

Situation

The property is situated in a prominent location on the modern Optima Business Park immediately east of Thames Road (A206.) The property benefits from excellent communications being situated some 2 miles from the M25 (Junction 1A) and the motorway network. Nearby occupiers include Magnet Trade, Lok'n Store, Greene King, Edmundson Electrical and Ralco Electrical Supplies.

Description

The property comprises an end of terrace industrial unit with office accommodation and production facilities over ground and first floors. The property also benefits from an eaves height of 8.5 metres, an up-and-over loading door and an additional mezzanine area currently used for storage and 9 car parking spaces to the front of the unit.

Tenure

Virtual Freehold. Held for a term of 999 years from 22nd January 2007 at a peppercorn rent.

VAT

VAT is/is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversions
Ground	Workshop	488 sq m	(5,257 sq ft)	STeadBURY LTD (1)	1 year from 01/05/2011 until 30/04/2012 (2)	£40,000	01/05/2012
Ground & First	Offices	313 sq m	(3,366 sq ft)				
Mezzanine	Storage	360 sq m	(3,873 sq ft)				
Totals		1,161 sq m	(12,496 sq ft)			£40,000	

(1) Steadberry is a specialist contractor providing integrated Building Fabric Maintenance, Moves & Changes and Principal Contractor Project services. The company is a privately owned business managed by majority shareholders and has provided services in the corporate environment for over a decade (Source: www.steadberry.com 20/04/2011)

(2) Please note that both the landlord and the tenant are entitled to determine the lease on giving one month's prior written notice.

For further details please contact:

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