

Ref: AGT/tah/0:3593

**FLEXIBLE TERMS AVAILABLE**

**TO LET**

**TWO INTER-COMMUNICATING INDUSTRIAL UNITS  
9017 sq.ft (837.68m<sup>2</sup>) - 21,850 sq.ft (2026.62m<sup>2</sup>)  
AVAILABLE SEPARATELY OR COMBINED**



**7 MAXIM ROAD, CRAYFORD, DA1 4BG**

**LOCATION:**

Maxim Road is a turning off of Roman Way, which forms part of the town center, the building being adjacent to the Sainsbury Superstore, Petrol Station and Greyhound Stadium. The property is approached via a private roadway and bridge across the River Cray. The property is situated approximately one mile from the nearest interchange with the A2 Rochester Way urban motorway.

**DESCRIPTION:**

The property comprises a pair of substantial inter-communicating industrial units, offering clear open space with ancillary offices, cloakroom/Wc's and staff areas. The units are available separately or combined and have the benefit of extensive parking/open storage area. There are various roller shutter loading access points, and headroom within the industrial section of the building ranges from 4.02m (13'2" ) to 4.73m (15'6" ). The total eaves height being approximately 5.5m (18'0" ).



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,  
Orpington, Kent. BR5 1NA

Tel: 01889 875511 FAX: 01889 831416

Email: [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

Web: [www.linays.co.uk](http://www.linays.co.uk)

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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**ACCOMMODATION:**

**BUILDING 1 - FACTORY/WAREHOUSE**

11,178 sq.ft ( 1038.44 m<sup>2</sup>)

Mezzanine office/stores 1620 sq.ft (150m<sup>2</sup>)

**Total 12,798 sq.ft (1188.94 m<sup>2</sup>)**

**BUILDING 2 - FACTORY/WAREHOUSE**

6,862 sq.ft (637.48 m<sup>2</sup>)

Mezzanine offices/stores 2155 sq.ft (200m<sup>2</sup>)

**Total 9,017 sq.ft (837.68 m<sup>2</sup>)**

**TOTAL FLOOR AREA (GROSS) (BUILDINGS 1 & 2)**

**21,815 SQ.FT (2.026.62 M<sup>2</sup>)**

**TERMS:**

To be let upon a full repairing and insuring lease/leases at terms to be agreed. The Landlord's propose a minimum one year term subject to Landlord's break options to determine the lease after the first year upon giving three months prior written notice. The lease/leases will be granted outside of the provisions of the Landlord & Tenant Act 1954 as amended.

**RENT:**

**Building 1 - £40,000 per annum exclusive**

**Building 2 - £30,000 per annum exclusive**

**Total: £70,000 per annum exclusive**

**RATES PAYABLE:**

We understand from a verbal enquiry of the London Borough of Bexley that the property has a single combined rateable value and that the rates payable on the premises are **£20,696** (2010/2011 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

**LEGAL COSTS:**

The ingoing tenant is to be responsible for the payment of both parties legal fess.

**VAT:**

We are advised by our clients that VAT **will not** be payable upon the rental under current legislation.

**VIEWING:**

**STRICTLY by arrangement with the Owner's Agents:**

**LINAYS COMMERCIAL Tel: 01689 875511**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property