

UNIT 2/2a BURGESS BUSINESS PARK, CRABTREE MANOR WAY SOUTH, BELVEDERE, KENT DA17 6AB

PROMINENT REFURBISHED BUSINESS UNIT WITH OFFICES AND STORAGE IDEAL FOR TRADE COUNTER

TO LET

2,794 SQ.FT (260 SQ M) WITH 8 PARKING SPACES



Front Elevation & Parking



Frontage to Crabtree Manor Way

LOCATION: Situated in the heart of Belvedere and Erith Industrial areas, Burgess Business Park fronts onto Crabtree Manor Way South which is directly off Bronze Age Way dual carriageway (A2016). The Estate is on the left hand side of Crabtree Manor Way South. Other occupiers include Ritelift and Rendrive.

DESCRIPTION: Burgess Business Park is an established business park with the front area with RITELIFT benefitting from its own car parking and loading area with other occupiers such as Rendrive to the rear. There is a communal access road, a turning area and car parking.

DESCRIPTION CONT'D:

Unit 2/2a is an end of terrace single storey unit of brick constructions set below a part pitched part flat roof. The roof has recently been recovered. The left hand half comprises 4 cellular offices together with both male and female WCs together with a kitchen. The offices have been refurbished and redecorated with Cat 2 lighting and new carpet floor cover with double glazed windows. The right hand side, connected via a personal door, has been left to storage and can be fitted out by a tenant. There is an eaves height of 2.5m and a single double swing loading door (width 2.08m height 1.8m).

ACCOMMODATION:

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Internal Area Basis, as set out down below:

FLOOR		Area (Sq Ft)	Area (Sq M)
GROUND	4 cellular offices Male & Female WC's, kitchen.	1,244	116
GROUND	Storage Area.	1,550	144
TOTAL		2,794 Sq Ft	260 Sq M



Storage Area



Typical Office



1st Floor Offices

FEATURES:	<ul style="list-style-type: none">• Located in a prime location within close proximity of the J1A, M25.• Excellent access onto A2016/A206.• Prominent frontage at entrance to Burgess Business Park.• Quality offices with Category 2 lighting and good natural daylight.• 8 allocated parking spaces.• Ideal for trade counter type operator.• TO LET.
SERVICES:	Details from the Agents.
RATING:	According to the Valuation Office Agency, website the Rateable Value for units 2 and 2A combined is £13,900, Rates Payable £6,852.70. The Uniform Business Rate for the year 5 April 2015/2016 is 49.3p in the £. Certain reductions may be available. For a guide to business rates payable please see www.businesslink.gov.uk .
PLANNING	Applicants must make their own enquiries to the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.
TERMS:	New lease on terms to be agreed. Price on application.
EPC:	Details from the Agents.
TO VIEW:	By appointment with the Agent:

DAVID M^cMEEKING OR EMMA HANDSCHUH
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