

JUBILEE WORKS, NESS ROAD OFF MANOR ROAD, ERITH, KENT DA8 2LD

Preliminary particulars

INDUSTRIAL PROPERTY INVESTMENT COMPRISING DETACHED INDUSTRIAL UNIT WITH GATED YARD LET ON 10 YEAR LEASE wef 2015 TO DARTFORD COMPOSITES at £70,000 pax

FOR SALE FREEHOLD 9,593 SQ FT (891 SQ M)
ON 0.59 ACRES (0.237 HA)



External - Front (new photo awaited)



Internal - Warehouse(new photo awaited)

LOCATION:

Erith is located between Dartford and Thamesmead and is a convenient three miles from Junction 1A of the M25 via mainly dual carriageway along the A206 which runs from Junction 1A to Woolwich and the South Circular. Manor Road is the main industrial area of Erith with Bilton Road Industrial Estate and Manford Industrial Estate leading down to Ness Road and Darenth Industrial Estate with occupiers including Alsford Timber.

DESCRIPTION:

The property comprises a detached 1970s industrial unit with large secure yard. The property is of framed construction with brickwork elevations set below a pitched roof. There is an eaves height of 14'8" with a single loading door. There are integral offices and toilets. The offices have been refurbished and have category 2 lighting and wood effect laminate flooring. There is perimeter trunking and both air conditioning and heating to the offices.

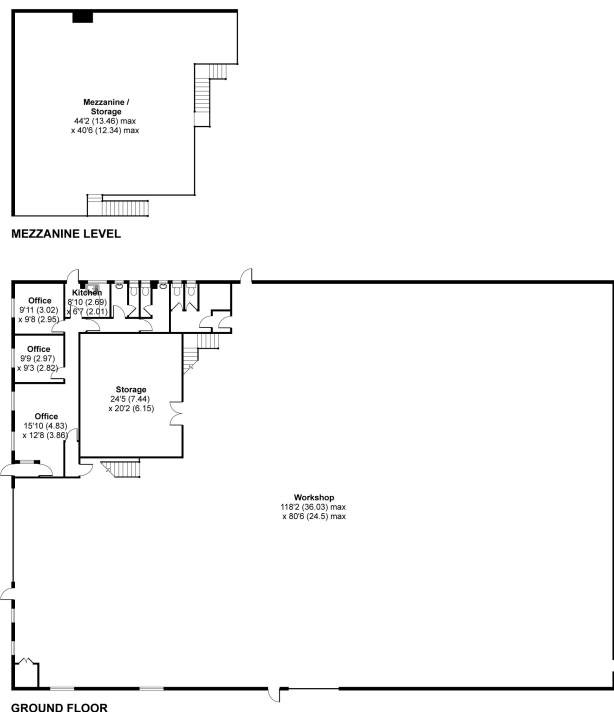
ACCOMMODATION: We have been provided with the following areas as set down below:

Floor	Use	Area (sq ft)	Area (sq m)
Ground	Warehouse & Offices	9,593	891
		9,593 sq ft	891 sq m

In addition there is a 2,050 sq ft mezzanine store
The property is set on a site of 0.59 acres (0.237 HA)

PLAN:

**Jubilee Works, Ness Road,
Off Manor Road, Erith, Kent, DA8**
APPROX. GROSS INTERNAL FLOOR AREA 11008 SQFT / 1022.6 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by McMeeking Chartered Surveyors and no guarantee as to their operating ability or their efficiency can be given.
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FEATURES:

- Within 3 miles of Junction 1A of the M25 in an improving area
- Established industrial location
- Detached unit with large yard, 3 phase power & warehouse heating
- Good quality offices with perimeter trunking, category 2 lighting and air conditioning
- Entire property let at £70,000pax to Dartford Composites Ltd until 2025 (break clause in 2020)
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RATING & GRANTS	Interested parties should make enquiries to LB Bexley on 020 8315 2076. Grants may be available & Interested parties should make enquiries to the LB of Bexley
TENURE	Freehold.
TENANCY	The property is let as a whole on a 10 year lease wef 22 April 2015 to Dartford Composites Ltd (Co no 02405829) at £70,000 pax with a Tenant only break clause in April 2020. There is a rent review in April 2018 and a £35,000 rent deposit. The lease is drawn outside the security of tenure provisions of the Landlord & Tenant Act 1954 pt 2 As Amended.
EPC	D Rating -99
TERMS:	FOR SALE FREEHOLD subject to the existing lease Through the sole agents:
TO VIEW:	

M^cMEEKING CHARTERED SURVEYORS
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