

# UNIT 16 MANFORD INDUSTRIAL ESTATE, MANOR ROAD, ERITH, DA8 2AJ

**TO LET**

**2,505 Sq Ft (234 Sq M)**

**MODERN SELF-CONTAINED INDUSTRIAL UNIT  
WITH 6 PARKING SPACES**



Manford Industrial Estate



Typical Internal View – Not Unit 16

## **LOCATION:**

Erith is approximately three miles from junction 1 of the M25, providing easy access to the motorway network.

Manford Industrial Estate is just off the A206 on the established industrial area of Manor Road with nearby estates including Bilton Road Industrial Estate.

## **DESCRIPTION:**

Manford Industrial Estate comprises a modern, well designed industrial/business estate built circa 1985 set in two terraces with ample parking and landscaping.

The property comprises single storey industrial units of steel portal frame construction set under an insulated pitched roof, with brickwork and pressed steel externally and blockwork internally with an eaves height of 16'6".

The property has a main warehouse/workshop plus an office area, together with kitchen and WC with mezzanine storage above. The unit has an up and over loading door with loading for HGV and parking for six cars.

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

| Unit | Area (sq ft)        | Area (sq m)       | Rent PAX       |
|------|---------------------|-------------------|----------------|
| 16   | 2,505               | 234               | £20,000        |
|      | <b>2,505 sq.ft.</b> | <b>234 sq.ft.</b> | <b>£20,000</b> |



Estate View



Typical Internal View



Typical External View

**FEATURES:**

- Within 3 miles of Junction 1A of the M25. Set in an improving area.
- Modern, established, well laid out, popular business estate.
- Six on-site car parking spaces, plus loading for an articulated lorry.
- New lease on terms to be agreed.

**SERVICES:**

All mains services are provided, including gas and three phase electricity.

**RATING:**

Rateable Value: £16,750. Rates Payable: £8257.75 based on the current multiplier of 49.3 pence in the £. Interested parties should make enquiries to Bexley Council on 020 8315 2076.

**EPC:**

The EPC rating of this property is yet to be confirmed. Please check with the agent for further information.

**TERMS:**

To let on a new lease on terms to be agreed.

**LEGAL COSTS:**

The ingoing tenant tenants are responsible for their own and the landlord's reasonable legal costs.

**TO VIEW:**

By appointment with the sole agent.

**EMMA HANDSCHUH**  
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