

UNIT 1 MANFORD INDUSTRIAL ESTATE ERITH, KENT, DA8 2AJ

PROMINENT INDUSTRIAL UNIT AT ENTRANCE TO THE ESTATE

**TO LET 2,746 SQ FT (255 SQ M), 1069 SQ FT MEZZANINE
PLUS YARD TO THE FRONT**



Unit 1 at Manford Industrial Estate

LOCATION:

This modern Industrial/Warehouse unit, with offices, and yard, is located on the established Manford Industrial Estate in the main industrial area of Erith, Manor Road, providing immediate access onto the A206 to Dartford and on to the M25.

Erith is located approximately 3 miles from junction 1A M25, 12.5 miles east of central London and 5 miles east of Woolwich.

Manford Industrial Estate is located approximately 1 mile east of Erith town centre in an established industrial area with nearby estates including Manor Park.

DESCRIPTION:

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

The property comprises a single storey industrial unit of steel portal frame construction set under an insulated pitched roof, with brickwork and pressed steel externally and block work internally with an eaves height of 16'6". Unit 1 has an area of yard space to the front of the unit, providing loading and parking areas.

DESCRIPTION: The property has the main warehouse/workshop plus an office area with one WC and a kitchen. The main workshop area has painted blockwork walls with up and over loading doors (width 3.3m, height 4.0m). There is an L shaped mezzanine and first floor stores/office with two metal stair access. In addition the walls have 3mm plate steel as additional security measures.



Entrance to Manford Industrial Estate

ACCOMODATION

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

UNIT	USE	Area (Sq Ft)	Area (Sq M)
Unit 1	Ground Warehouse	2,493	232
	First Floor Office	253	23
	Total	2,746	255
	Mezzanine	1070	99

There is also a small yard to the front – size to be verified.



Manford Industrial Estate

FEATURES:

- Located within three miles Junction 1A M25
- Recent road improvements to dual carriage Thames Road gives virtual dual carriageway to Junction 1A from Erith.
- Modern refurbished warehouse/industrial building
- Area of yard for loading and parking.
- Prominent unit at entrance to the Estate
- TO LET

RATING

Rateable value 2012: £16,750. Rates payable: £7,889.
Interested parties should make enquiries to LB Bexley on 020 8315 2076.

**ENERGY
PERFORMANCE
CERTIFICATE:**

The landlord has been informed that an Energy Performance Certificate (EPC) should be obtained for the subject property. Where an EPC is not displayed with the marketing details for the subject property, please contact the agent to confirm the current status.

SERVICES:

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

TERMS:

TO LET ON NEW LEASE ON TERMS TO BE AGREED.

TO VIEW:

Through the sole agents:

McMEEKING CHARTERED SURVEYORS
01322 303124