

UNIT 6, MANFORD INDUSTRIAL ESTATE ERITH, KENT, DA8 2AJ

REFURBISHED INDUSTRIAL/WAREHOUSE UNIT WITH
MEZZANINE (IF REQUIRED) AND 6 CAR PARKING SPACES

TO LET 2,736 SQ FT (256 SQ M)
PLUS 2009 sq ft MEZZANINE
WHICH CAN REMAIN OR BE REMOVED



Unit 6 Manford Industrial Estate - External View

LOCATION:

This modern unit with full mezzanine 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 blockwork internally with an eaves height of 16'6" with shared loading area with one other unit with 6 allocated car parking spaces.

The property has the main warehouse/workshop with male and female WCs plus 151 sq ft office at ground floor. There is a further 232 sq ft office at first floor together with a removable 2,009 sq ft. mezzanine. The main workshop area has painted blockwork walls with up and over loading door (width 3.32m height 3.993m). The unit is currently being used as a printers who are taking an alternative unit

ACCOMMODATION 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:

<u>Unit</u>	<u>Floor</u>	<u>Use</u>	<u>Area (sq ft)</u>	<u>Area (sq m)</u>
6	Ground	Warehouse wcs office	2,504	234
	First	Office	232	22
			<u>2,736 sq ft</u>	<u>256 sq m</u>

In addition there is a mezzanine floor of circa 2009 sq ft (187 sq m). This will be removed unless required- if required agreement would be required with outgoing Tenant

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 warehouse/industrial building with M & F WCs.
- Circa 2000 sq ft mezzanine which can be remain on agreement with outgoing tenant
- New security gates to Estate.
- TO LET

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

TERMS: TO LET ON NEW LEASE ON TERMS TO BE AGREED.

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.

For further information and to arrange a viewing, please contact David M^cMeeking at:

M^cMEEKING CHARTERED SURVEYORS
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