

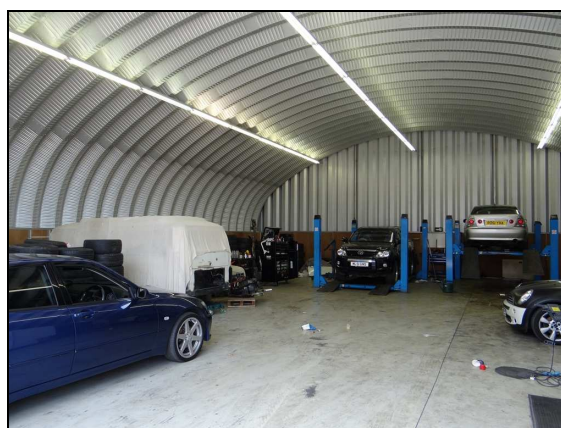
**UNIT 1 WILLIAM HARBROW ESTATE, NESS ROAD
OFF MANOR ROAD, ERITH, KENT DA8 2LD**

**END OF TERRACE INDUSTRIAL UNIT WITH OFFICE
AND PARKING ON WELL MANAGED ESTATE**

TO LET 2,978 SQ FT (277 SQ M)



External - Front Elevation



Internal View

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 an end of terrace industrial unit with a loading area and parking in front. The property is a nissen hut type construction with curved roof with a maximum eaves height to the apex of the roof of 5.8m. There is a single full height double sliding loading door (width 4.71 height 7.94m). There is a small ground floor office/reception of 185 sq ft.

There is communal male and female toilet block to the rear. We have been advised there is a soil pipe and water into the unit at the rear should parties wish to install their own toilets.

The external yard is to the front for parking and loading but please note a right of way is reserved through this area to the communal toilets to the rear front. In addition there are 3 allocated car parking spaces

ACCOMMODATION: We have measured the property on a Gross Internal Area basis under the RICS Code of Measuring Practice as set down below:

<i>Floor</i>	<i>Use</i>	<u>Area (sq ft)</u>	<u>Area (sq m)</u>
Ground	Workshop & Office/reception	2,978	277
		<u>2,978 sq ft</u>	<u>277 sq m</u>

FEATURES:

- Within 3 miles of Junction 1A of the M25
- Established industrial location
- Gated and fenced Estate with CCTV cameras
- End of terrace unit with front parking & loading
- Ideal for vehicle workshops
- Improvements such as insulation can be made dependant up the terms agreed
- 3-Phase power

RATING & GRANTS Interested parties should make enquiries to LB Bexley on 020 8315 2076.
Grants may be available and Interested parties should make enquiries to the LB of Bexley

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 3-Phase electricity.

TERMS: TO LET on new lease with incentives available

OCCUPATION: On completion of legal formalities

TO VIEW: Through the sole agents:

McMEEKING CHARTERED SURVEYORS

01322 303124