M<sup>c</sup>Meeking

## 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

Lonsdale House, 7/9 Lonsdale Gardens, Tunbridge Wells, Kent TN1 1NU • Fax: 01892 514123 Regus House, Admiral Gardens, Dartford, Kent DA2 6AG • Fax: 01322 303179 Email: mail@mcmeeking.com • www.mcmeeking.com 01892 536381 01322 303124 (© RICS

# The Property Experts

Chartered Surveyors

M<sup>c</sup>Meeking

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> Ground	<i>Use</i> Workshop & Office/reception	<u>Area (sq ft)</u> 2,978	<u>Area (sq m)</u> 277
			<u>2,978 sq ft</u>	<u>277 sq m</u>
FEATURES:	<ul> <li>Within 3 miles of Junction 1A of the M25</li> <li>Established industrial location</li> <li>Gated and fenced Estate with CCTV cameras</li> <li>End of terrace unit with front parking &amp; loading</li> <li>Ideal for vehicle workshops</li> <li>Improvements such as insulation can be made dependant up the terms agreed</li> <li>3-Phase power</li> </ul>			
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:			

# M<sup>c</sup>MEEKING CHARTERED SURVEYORS 01322 303124

NOTICE – McMeeking for themselves and for the vendor of this property whose Agent McMeeking is give notice that: 1) These particulars do not form, or form any part of any offer or contract. 2) They are intended to give a fair description of the property but neither McMeeking nor the vendor accepts responsibility for any error, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3) McMeeking have no authority to make or give any further representation or warranty whatever in relation to the property. FINANCE ACT 1989 – Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of Value Added Tax in respect of any transaction. **NB. None of the equipment or services has been tested. SUBJECT TO CONTRACT & EXCLUSIVE OF VAT.**