

UNITS 28-32 MANFORD INDUSTRIAL ESTATE MANOR ROAD, ERITH, KENT DA8 2AJ



**SELF CONTAINED INDUSTRIAL/WAREHOUSE UNIT
WITH WALLED AND GATED YARD**

TO LET

**8,503 SQ FT SET ON 0.78 ACRES
PROVIDING A 0.6 ACRE YARD**



LOCATION:

This modern industrial unit with offices and secure 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 north west of Dartford, 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.

The property is set at the back of the estate and provides the secure yard and entire end of terrace block. Access is directly through the spine road of the estate via the Estates security gates.

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. Units 28-32 were designed as a plant yard so comprise the end of terrace block together with the entire yard at the end of the Estate which is walled with gates. The Estate is popular with occupiers including ATS, Balfour Beatty together with a range of local businesses and suppliers.

The property comprises a single storey industrial unit with first floor offices 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" together.

The property has the main warehouse/workshop plus an office area, together with kitchen and male and female WCs. The main workshop area has painted blockwork walls with 2 up and over loading doors. The property benefits from a self-contained walled and gated yard providing a dedicated area for external storage, loading and parking.

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:

Units	Floor	Use	Area (Sq Ft)	Area (Sq M)
28-32	Ground	Warehouse, Industrial, Reception and Office	7,370	685
	Ground/First	Offices	1,133	105
Total Gross Internal Area			8,503	790

The entire property is set on 0.78 acres with an external yard of 0.6 acres (0.2 ha).

- FEATURES:**
- Modern established well laid out popular business estate.
 - Occupiers including Balfour Beatty and ATS
 - Property will be full refurbished
 - Self-contained dedicated walled yard for loading/parking/external storage
 - Improvements works to Estate being undertaken by Owners
 - Male and female WCs.
 - New lease. Available from August 2014.

SERVICES: All mains services are provided, including gas and 3-Phase electricity.

EPC: Band C: 63

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

**For further information and to arrange a viewing,
please contact Emma Handschuh or David McMeeking at:**

McMEEKING CHARTERED SURVEYORS

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