

# UNIT 18 CAPITAL INDUSTRIAL ESTATE, CRABTREE MANOR WAY SOUTH, BELVEDERE, KENT DA17 6BJ

CORNER BUSINESS UNIT WITH OFFICES PREVIOUSLY USED FOR MOT WITH  
SHALLOW PIT FOR RAMP AND EXTERNAL PARKING

**TO LET/ MIGHT SELL FREEHOLD**  
**2,789 SQ.FT (259 SQ M) PLUS PARKING**



Unit 18 – Front Elevation



Unit 18 – Internal View

**LOCATION:**

Situated in the heart of Belvedere and Erith Industrial areas, Capital Industrial Estate fronts onto Crabtree Manor Way South which comes directly off Bronze Age Way dual carriageway (A2016). Capital Industrial Estate access is on the right hand side of Crabtree Manorway South identified by an estate board.

**DESCRIPTION:**

Capital Industrial Estate is a refurbished development with 19 units situated in four terraces. There are a combination of warehouse units industrial units and offices. There is a communal access road, a turning area and car parking.

**DESCRIPTION:** Unit 18 is an end of terrace unit of steel portal frame construction fitted out as an industrial unit with office and meeting room together with male and female WC's. The warehouse has an eaves height of 3.77m and a single loading door (height 3.59m width 3.63m). There is a shallow pit (depth 0.216m) previously used for a car ramp of 5.8m long and 5.57m wide as part of the MOT testing.

The roof has been recovered with pressed steel.

There is an external parking/storage area to the left hand elevation of the unit accessed via the side fire door.

**ACCOMMODATION:**

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

FLOOR		Area (Sq Ft)	Area (Sq M)
GROUND	Industrial space, office and 2 WCs	2,789	259
<b>TOTAL</b>		<b>2,789 Sq Ft</b>	<b>259 Sq M</b>

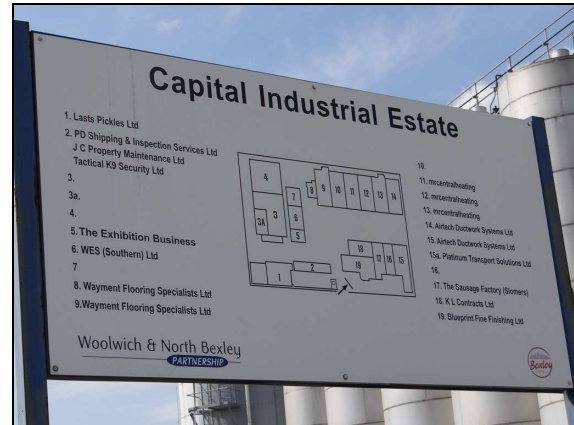
- FEATURES:**
- Located in a prime location within close proximity of the J1A, M25.
  - Excellent access onto A2016/A206.
  - Prominent corner unit on established Estate
  - Previous use MOT testing/car repairs with pit for car ramp
  - Allocated parking/loading area.
  - TO LET or might sell FREEHOLD.

**SERVICES:** All services are available including 3-Phase electricity and mains gas.

**RATING:** According to the Valuation Office Agency, website the Rateable Value is £13,250 The Uniform Business Rate for the year 5 April 2015/2016 is 49.3p in the £. Certain reductions may be available. For a guide to business rates payable please see [www.businesslink.gov.uk](http://www.businesslink.gov.uk).



Unit 18 - External View/Parking



Estate Plan

**PLANNING:** Applicants must make their own enquiries to the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

**TENURE:** Title number SGL615236

**TERMS/PRICE:** On application.

**EPC:** Band **C:72**

**TO VIEW:** By appointment with the Agent:

**DAVID M<sup>c</sup>MEEKING OR EMMA HANDSCHUH**  
**M<sup>c</sup>MEEKING CHARTERED SURVEYORS**

**01322 303124**