

UNIT 18 MAYPOLE CRESCENT DARENT INDUSTRIAL PARK, ERITH, KENT DA8 2JZ

ERITH GARAGE SERVICES BUSINESS AND PREMISES FOR SALE FREEHOLD

**COMPRISING OF A PROMINENT SINGLE STOREY DETACHED INDUSTRIAL
UNIT WITH A CORNER FENCED & GATED YARD TOGETHER WITH ERITH
GARAGE SERVICES BUSINESS FOR SALE TO INCLUDE ALL GOODWILL,
FITTINGS AND FIXTURES.**

3,153 SQ FT (293 SQ M) ON 0.31 ACRES (0.12HA) approx.



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 Darent Industrial Estate with occupiers Alsford Timber and Vinici, together with car breakers so catering for most trades.

Unit 18 is set on a corner plot opposite the entrance to the Estate.



DESCRIPTION:

The property comprises of a single storey detached industrial unit with a single storey rear workshop extension set on a gated yard.

The original building is of concrete frame construction with pitched lined asbestos sheeting roof with concrete floor and overhead lights. There is a roller shutter door to the yard (width 3.66m height 3.35m). There is a Daltry stry booth within the workshop. The side extension provides offices stores and toilets.

There is a fenced and gated yard.

ACCOMMODATION:

We have measured the property on a Gross Internal Basis in accordance with the Royal Institution of Chartered Surveyors 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	Stores /WC's	721	67
	Workshop	2433	226
		3153 sq ft	293 sq m

The property is set on a site of 0.31 acres (0.12HA).

FEATURES:

- Within 3 miles of Junction 1A of the M25
- Double elevation to both Burnett Road and Maypole Crescent
- Established gated industrial location with out-of-hours security
- Ownership of shares in the road
- Detached unit with own yard and parking
- All fixtures, fittings and goodwill of Erith Garage Services
- 3-Phase power



ERITH GARAGE SERVICES:

Erith Garage Services have operated from the property for many years. The business together with all goodwill and fixtures and fittings is for sale. Accounts and full details available from the Agents.

RATES:

Interested parties should make enquiries to LB Bexley on 020 8315 2076.

EPC:

Band TBC.

TENURE:

We understand the property is held **FREEHOLD** under title numbers **SGL621324** and **SGL472172**

TERMS:

Business together with freehold premises.
PRICE ON APPLICATION

TO VIEW:

Through the sole agents:

David McMeeking or Emma Handschuh
M^cMEEKING CHARTERED SURVEYORS
01322 303124