



Units 22-24 Manford Industrial Estate

Manor Road, Erith, DA8 2AJ

**Modern refurbished
warehouse on a popular
estate with 12 car parking
spaces**

5,000 sq ft
(464.52 sq m)

- Located within 3 miles Junction 1A M25
- Security gates to Estate
- On site CCTV
- All mains services are provided, including gas and 3 phase electricity
- To be refurbished - available November 2024

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Summary

Available Size	5,000 sq ft
Rent	£15.50 per sq ft
Rateable Value	£45,250 1st April 2023. Interested parties are however advised to make their own enquiries with the London Borough of Bexley.
Service Charge	A service charge is levied for the upkeep, maintenance and servicing of the common areas. Further details are available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

To Let - Manford Industrial Estate comprises a modern, well designed industrial / business estate built in circa 1985 and arranged in two terraces with ample parking and loading.

The property comprises 2 adjoining single storey industrial units of steel portal frame construction under an insulated pitched roof, with external brick and pressed steel elevations and internal blockwork. The eaves height is 16ft 6ins and externally there is a loading area in front of the loading door and 12 allocated parking spaces.

The units benefits from a ground floor office area with WCs and kitchenette.

Location

These modern units are located on the established Manford Industrial Estate on Manor Road in the main industrial area of Erith. The Estate has excellent road connections providing immediate access onto Queens Road (A206) to Dartford and the M25 to the east and onto Bronze Age Way (A2016) to South East London and the Blackwall Tunnel to the west.

Erith is located approximately 3 miles from Junction 1A of the M25, 12.5 miles east of Central London and 5 miles east of Woolwich. Erith town centre with its local amenities is less than a mile away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Warehouse	5,000	464.52
Total	5,000	464.52

Terms

Available to let on a new lease on a term to be agreed.



Viewing & Further Information



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