

Stafford Perkins

CHARTERED SURVEYORS

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12 Alder Close, Horizon Business Park
Erith, Kent, DA18 4AJ



MODERN INDUSTRIAL WORKSHOP/WAREHOUSE INVESTMENT

FOR SALE

- Current passing rent £28,750.
- 1,500 sq.ft. workshop with 876 sq.ft. mezzanine
- 19ft Eaves, 24ft Apex

Price Sought: £415,000 plus VAT

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

Unit 12 Alder Close lies within the Horizon Business Centre on the northern side of Yarnton Way, being accessed via Waldcrist Way which is just south of the roundabout with the A2016 and Eastern Way. It is just 6½ miles from junction 1A of the M25 at the Dartford Crossing, with the Blackwall Tunnel lying some 7 miles distant at Greenwich. This is a popular and thriving industrial estate constructed around 2007.

DESCRIPTION

This mid-terraced, steel portal framed workshop/warehouse provides some 1,500 sq.ft. of accommodation on the ground floor and has a substantial mezzanine of a little under 900 sq.ft above which has been extended to incorporate a small kitchen and office facility but is primarily used as further workshop space in the unit's current configuration. The unit benefits from an eaves height of 19ft rising to an apex of 24ft 2in, with a minimum clear height under the mezzanine of some 8ft 9in.

The unit is accessed via an up-and-over folding door which is 9ft 9in wide by 13ft high. Additionally there is a separate personnel door and a further fire escape to the rear of the premises. There is a good level of natural daylight admitted to the premises via skylights to the roof and glazing and both front and rear elevations.

On the first floor a small office of approximately 90 sq.ft. has been constructed overlooking the front forecourt, with a small kitchen area of 40 sq.ft behind it. Externally there are three car parking spaces to the front of the unit.

ACCOMMODATION

Ground Floor Workshop/Warehouse	1,508 sq.ft.
Mezzanine	876 sq.ft.
Total:	2,384 sq.ft.

SERVICES

Mains water and electricity including a 3-phase supply are connected to the premises.

BUSINESS RATES

The premises are assessed as 'warehouse and premises' with a rateable value of £32,000.



TENURE

The premises are currently let on a 15-year lease from 2021 at a current passing rent of £28,750 per annum.

PRICE

Offers are invited in the region of £415,000 plus VAT.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as a Band C (67) Full certificate and report can be obtained from: <https://find-energy-certificate.service.gov.uk/energy-certificate/8495-9140-4393-8086-3019>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.