



# TO LET

12,645 Sq Ft

- YEAR 1 £126,450 pax (£10 psf), YEAR 2 £151,740 pax (£12 psf), YEAR 3 £177,030 pax (£14 psf)
- Min. Eaves Height of 6m
- Large yard c. 7,200 sq ft
- Generous allocated parking spaces available on request
- Led Lighting
- Mezzanine floor for office/storage space

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

## UNIT 1, CHURCH TRADING ESTATE, SLADE GREEN ROAD, ERITH, KENT, DA8 2JA

Stepped rent incentives are available, with rent from £126,450 per annum (£10.00 psf) in Year 1, rising to £151,740 per annum (£12.00 psf) in Year 2 and £177,030 per annum (£14.00 psf) in Year 3.

Unit 1 Church Trading Estate provides approximately 12,645 sq ft of light industrial / warehouse accommodation with a large private yard of approximately 7,200 sq ft.

The warehouse benefits from a minimum eaves height of approximately 6m, LED lighting and an electrically operated 5m x 5m steel roller shutter door, providing practical loading access for warehouse, storage, distribution or light industrial occupiers.

The unit also includes a demountable steel mezzanine floor, providing useful office and storage accommodation. The offices are finished to a high specification and include a mix of open-plan and private office areas, with WC facilities provided on both the ground and first floors.

Externally, the property benefits from a private concrete yard with parking for approximately 10-15 vehicles, supporting loading, parking and day-to-day operational use.

### Location

Church Trading Estate is located on Slade Green Road in Erith, within an established industrial and commercial area.

The property is close to Slade Green Station, with Erith Station and Barnehurst Station also nearby, providing local rail connections.

### Legal Costs

Each party to bear their own legal costs incurred.

### Accommodation

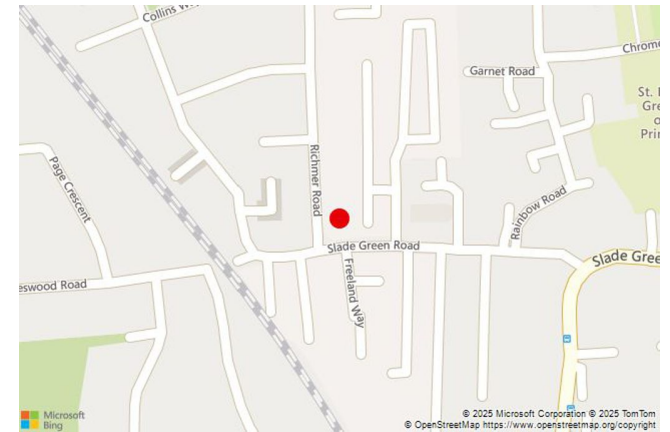
The property provides approximately 12,645 sq ft (1,175 sq m) of light industrial / warehouse accommodation, together with a large private yard of approximately 7,200 sq ft.

### VAT

VAT may be applicable.

### Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.



### Additional Information

#### Rent

£126,450 Per Annum

#### Viewing

Strictly by appointment through Petchey Holdings.

Nick Brown  
nbrown@petchey.co.uk

