

TO LET DETACHED MODERN WAREHOUSE

36,296 SQ FT (3,372 SQ M)

A1-A2 MANOR WAY BUSINESS PARK, SWANSCOMBE, KENT DA10 0PP

- Large yard (circa. 20,000 sqft)
- Self-contained, secure yard
- 2 dock and 1 level access loading doors
- Ample office space, arranged over ground and first floor
- Good access to the A2 and M25

Petchey
HOLDINGS



MANOR WAY BUSINESS PARK

The site lies in close proximity to the river Thames, within a cluster of well established industrial / warehouse operators.

The site benefits from good transport connectivity via road and national rail. Here, the A2 lies 1.5 miles to the south and provides access to the M25 (4.5 miles) and wider national motorway network thereafter. Ebbsfleet International also provides a regular service to London St Pancras, with journey times of c.20 minutes.

DESCRIPTION

The site comprises two adjoining and interconnecting high bay single storey industrial units built approximately late 1990s.

The property is constructed in steel portal frame with part block and part profile sheet cladding to elevations under a steel clad roof.

The property benefits from a minimum internal eaves height of 6.8 metres rising to 9.8m at the ridge. There are also 2 dock and 1 level access loading doors to the front of the site.



DARTFORD
£12.50 PER SQ FT

ERITH
£11.50 PER SQ FT

WEST THURROCK
£12 PER SQ FT

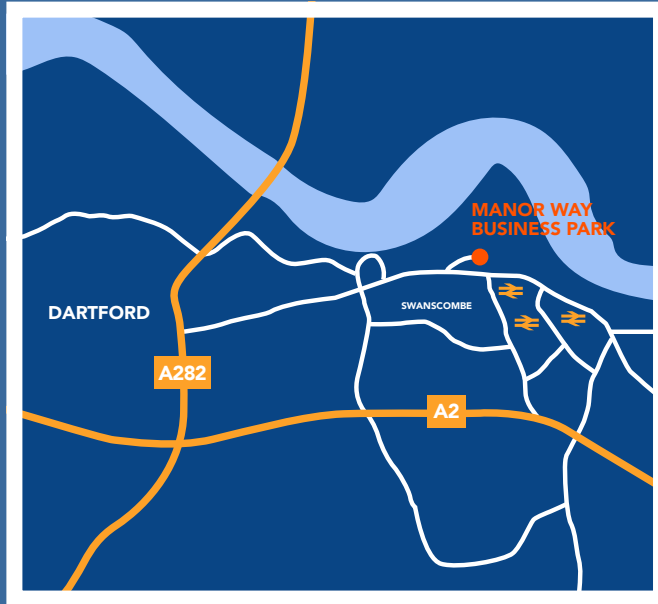
MANOR WAY BUSINESS PARK
£8 PER SQ FT

GRAVESEND
£12 PER SQ FT



ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	30,840	2,865
Office	2,034	189
Canopy	3,422	318
Total	36,296	3,372



TERMS

Rent of £290,368 per annum + VAT. Terms available upon request.

RATES

According to the Valuation Office Agency website the property's description is "Warehouse and Premises" and the Rateable Value is £132,000. For information regarding business rates please visit www.gov.uk

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ENERGY PERFORMANCE RATING

The building has been rated Band (C). An Energy Performance Certificate is available upon request.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the Landlord or local agents:



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