

TO LET

WORKSHOP & WAREHOUSE ANCHOR BAY WHARF, MANOR ROAD, ERITH, KENT, DA8 2AW

WORKSHOP & WAREHOUSE
668 - 5,484 Sq Ft (62.06 - 509.46 Sq M)

- 5m eaves (warehouse)
- Three phase power (warehouse)
- Forecourt and loading area
- Gated site with on site security guard
- Ability to combine with additional offices and /or yard (at additional cost)
- <https://what3words.com/lots.rash.soil>



01322 475940

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF



WORKSHOP & WAREHOUSE ANCHOR BAY WHARF, MANOR ROAD, ERITH, KENT, DA8 2AW

Location

The property is located on Manor Road, Erith, an industrial location. Approximately 0.5 miles to the north east of the A206 dual carriageway which provides direct access to the M25 J1A approximately to the east and Blackwall Tunnel 10 miles to the west.

Mainline rail services are available from Erith station and provides services to London Bridge in a journey time of approximately 25 minutes.

Description

The property comprises workshop and warehouse accommodation. Salient features of the property are as follows:-

- * Three phase power (Warehouse)
- * Clear span accommodation
- * 5m eaves (Warehouse)
- * Gated site
- * On site security guard
- * Forecourt and loading area
- * Ability to combine with additional offices and/or yard (at additional cost)
- * Quick access to A2016 dual-carriageway
- * Immediately available

Accommodation

The gross internal floor areas are as follows:-

	Sq Ft	Sq M
Warehouse	5,484	509.46
Workshop	668	62.06
TOTAL	5,484	509.46

Terms

The units are available on new leases for terms to be agreed.

Rent

Warehouse - £12.00 per square foot
Workshop - £15.00 per square foot

VAT

We understand the property is elected for VAT and therefore VAT will be payable.

Service Charge

The landlord reserves the right to charge a pro rata contribution for maintenance of the estate road, contribution to estate running costs and security.

Business Rates

To be assessed

Energy Performance Certificate

Warehouse:

Band C (64). Valid until 15/08/2033

Band C (67). Valid until 15/08/2033

Office:

Band D (88). Valid until 15/08/2033

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment via the agents:-

WATSON DAY CHARTERED SURVEYORS
01322 475940

Richard Turnill

07764 476915

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