

**FOR SALE** A DETACHED INDUSTRIAL/WAREHOUSE WITH SECURE YARD

# A1 - A2 MANOR WAY BUSINESS PARK

Manor Way, Swanscombe, Kent, DA10 0PP



## Key Highlights

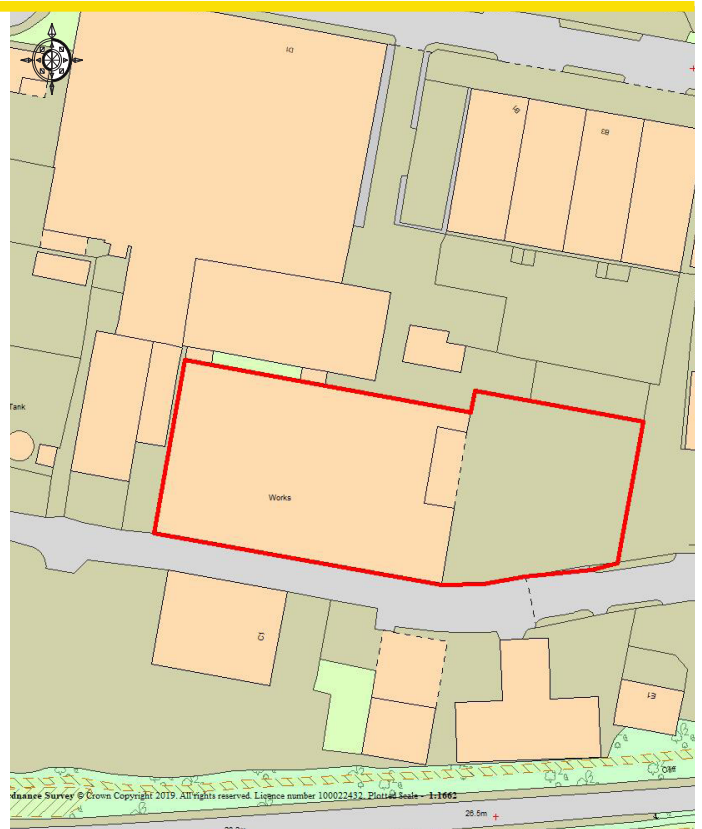
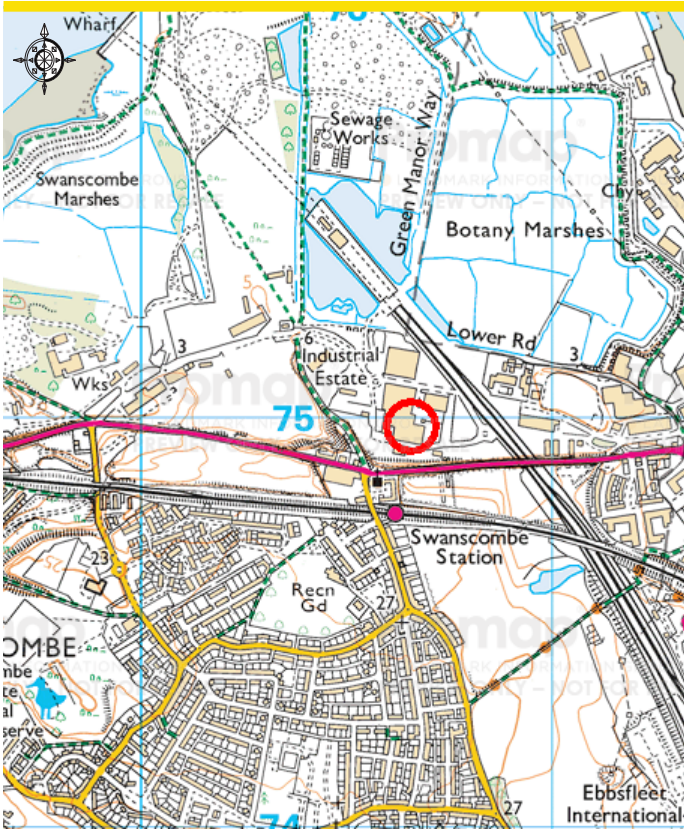
- 35,744 sq ft (3,320.7 sq m)
- Detached Warehouse building
- Good Yard and Parking on secure site
- 2 dock and 1 level surface loading door
- Ample offices to ground and first floor
- Good access to the A2 and M25

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## Location

The property is located just off the A226 London Road with good access to the A2 (1.5 miles to the south) and the M25 at Dartford. The Dartford Crossing gives access to the national motorway network.

## Description

A detached industrial/warehouse with secure yard and parking, benefiting from 2 dock and 1 level access door. With an eaves height from 6.8 metres rising to 9.8 metres and covered loading.

## Accommodation

The property comprises the following, with approximate dimensions (areas are gross internal/net internal):

AREAS	SQ FT	SQ M
Warehouse	30,983	2,878
First Floor Mezzanine	2,038	189
Canopy	2,733	254
<b>TOTAL</b>	<b>35,744</b>	<b>3,321</b>

## Terms

The property is available to let on full repairing and insuring terms at an initial rent of £8 per sq. ft. exclusive of all other outgoings. Alternatively the freehold is available at £3.5 million.

## Planning

To be supplied.

## 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 Gov.uk.

## Legal Costs

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

## EPC

To be supplied.

## Contact

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