

OFFICE

**BUSINESS
SPACE
AGENCY****TO LET**

UNIT 2, MANOR PARK, TURPIN LANE, ERITH, DA8 2AT

TWO STOREY OFFICE / WAREHOUSE UNIT OF 2,970 SQ FT

- **DUE TO BE FULLY REFURBISHED**
- **GROUND FLOOR WAREHOUSE**
- **FIRST FLOOR OFFICES**
- **8 PARKING SPACES**
- **3 PHASE POWER**

LOCATION

Manor Park fronts Manor Road, approx. 0.5 miles from Erith town centre. The site is located in an industrial area, while the Unit is overlooked by residential properties. The A206 Thames Road dual carriageway is approximately 0.5 miles to the west, and provides good access to J1a M25, approx. 4 miles to the east and the Blackwall Tunnel approx. 8 miles to the west.

Erith and Slade Green train stations are nearby, providing services to London Bridge in a journey time of approximately 25 minutes.

DESCRIPTION

The property is arranged over two floors with the ground floor providing warehouse / storage space with an eaves height of 3.5m and disabled access WC facilities. At first floor level there is open plan office space, The property has been recently refurbished and redecorated and the offices benefit from a suspended ceiling incorporating inset lighting.

Externally the unit provides for a concrete loading area and a tarmac parking area for 8 vehicles.

WELL PLACED**PROPERTY ADVISORS**



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ACCOMMODATION

The unit has been measured on a gross internal area basis as follows:

| FLOOR | SQ FT | SQ M |
|---------------|--------------|------------|
| UNIT 2 | | |
| Ground Floor | 1,485 | 138 |
| First Floor | 1,485 | 138 |
| TOTAL | 2,970 | 276 |

TERMS

The premises are available to let at a rent of £26,750 per annum plus VAT on a new full repairing and insuring lease for a term to be agreed. The Lease to be contracted outside the Landlord and Tenant act.

RATEABLE VALUE

The premises are assessed for Business Rate purposes as follows: Warehouse and Premises

| | |
|-------------------|---------|
| Current Valuation | £20,000 |
| 2017 Valuation | £23,250 |

Interested parties are advised to contact Bexley Borough Council in regard to exact rates payable on 020 8315 2076.

SERVICE CHARGE

A service charge is levied by the landlord. Details available upon request.



ENERGY PERFORMANCE CERTIFICATE

UNIT 2 0190-0232-7639-1399-8002 D-78

CONTACT

For further details on these and many other available properties please contact:



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