

INDUSTRIAL

BUSINESS
SPACE
AGENCY



TO LET – FLEXIBLE TERMS AVAILABLE



VARIOUS UNITS, ELBOURNE TRADING ESTATE, CRABTREE MANORWAY SOUTH, BELVEDERE, DA17 6AW

FLEXIBLE INDUSTRIAL UNITS 826 SQ FT TO 1,486 SQ FT

- **SINGLE PHASE POWER** *Unit 5 benefits from Three Phase Power
- **COMMUNAL WC'S**
- **MINIMUM EAVES HEIGHT 2.3 METRES**
- **GOOD ACCESS TO A2016 & M25**
- **CLOSE TO BELVEDERE RAILWAY STATION**

LOCATION

The units are located on the western side of Crabtree Manorway South within the established Belvedere Industrial Area, with access via the A2016. This dual carriageway provides direct access via the A206 to J1 of the M25 within approximately 5 miles of the units. Belvedere train station is within one mile providing a regular service to London Bridge Station.

DESCRIPTION

Elbourne Trading Estate provides light industrial accommodation around a shared central yard and circulation space. The estate is home to a mix of businesses ranging from manufacturing to storage solutions. Each unit has a profile sheet metal roof over brick elevations, with a minimum eaves height of 2.3 metres. The units benefit from; loading doors, parking on the estate and single phase electricity. There is also access to communal WC Facilities and an on-site café.

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ACCOMMODATION

The units have been measured on a gross internal area basis as follows:-

	SQ FT	SQ M
UNIT 5	1,017	94
UNIT 7	1,486	138
UNIT 8	826	77
UNIT 12a	1,328	123

TERMS & RATEABLE VALUE

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

	Rent P.A.X.	Service Charge	Rateable Value
UNIT 5	£12,204	£1,271.25	£5,700
UNIT 7	£14,860	£1,857.50	£7,100
UNIT 8	£8,260	£1,032.50	£4,850
UNIT 12a	£15,936	£1,660.00	£6,300

Businesses may be eligible for SBRR if the premises occupied is their only trading address. Interested parties are advised to contact Bexley Borough Council in regard to exact rates payable.

VAT

VAT will be payable on all rents and service charges at the prevailing rate.

SERVICE CHARGE

A service charge is payable for common and shared items, general upkeep and maintenance of the estate.



ENERGY PERFORMANCE CERTIFICATE

We have been advised that EPC's are not applicable.

CONTACT

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

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