

UNITS TO LET

(5,247 - 6,040 SQ FT)



SECURE
YARD



FULLY
REFURBISHED



GOOD TRANSPORT
CONNECTIONS TO M25 &
CENTRAL LONDON



INDICATIVE INTERNAL
IMAGE

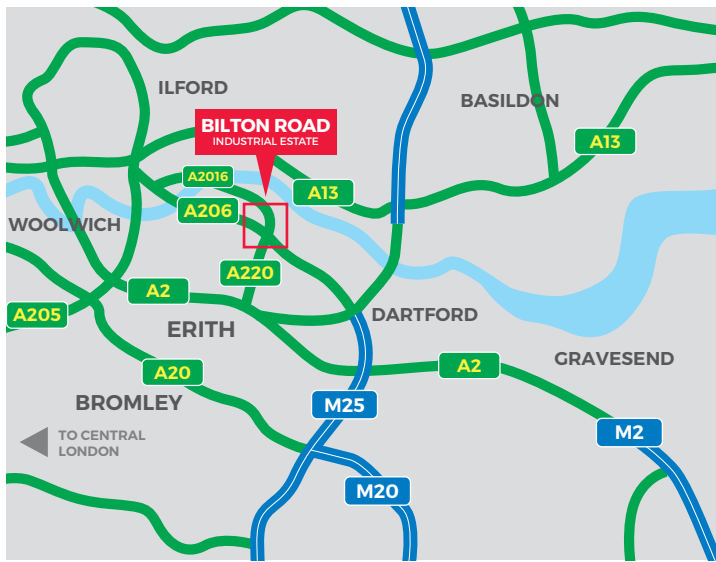


www.ipif.com/biltonroad

INDUSTRIAL / WAREHOUSE UNITS TO LET

BILTON ROAD INDUSTRIAL ESTATE
MANOR ROAD, ERITH, KENT, DA8 2AN

IPIF



LOCATION

The Bilton Road Industrial Estate is located off Manor Road in an established industrial location. The A2016 provides direct access to the Dartford Northern Relief Road to the east and subsequently Junction 1 of the M25 approximately five miles distant. To the west the A206 provides access to Greenwich and the A102(M) into Central London.

DESCRIPTION

This established industrial estate comprises of a number of detached brick built units many of which sit within their own secure sites. Generally constructed around steel portal frames or with trussed roofs the properties offer traditional industrial or warehouse space with clear internal heights up to 6 metres and loading access from the yard. Each building benefits from an office area and staff WC facilities. Individual details of the specific units are available below.

UNIT 2 SPECIFICATION

- 4.5m Clear Internal Height
- Secure Loading Yard to Rear
- 1 Level Access Door
- 6 Car Parking Spaces
- 2 Storey Offices
- 10% Roof Lights

UNIT 11 SPECIFICATION

- 5m Clear Internal Height
- Secure Loading Yard to Front
- 1 Level Access Door
- 18 Car Parking Spaces
- Ground Floor Offices
- 10% Roof Lights

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 2	M ²	FT ²	EPC
Total	487.4	5,247	D-77
UNIT 11	M ²	FT ²	EPC
Total	561.1	6,040	D-99

LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Interested parties are advised to contact London Borough of Bexley to confirm actual rates liability.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

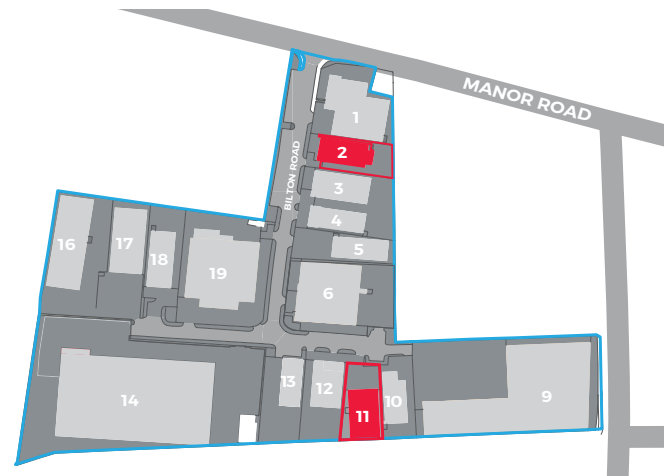
Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



VIEWINGS Strictly by prior arrangement with the agents.

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. August 2020.

On behalf of the landlord

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