



INDUSTRIAL PREMISES

TO LET



Key Benefits

- B1, B2 & B8 Planning Consent
- First Floor Office
- 3 Phase power supply
- 20kN/m² ground floor loading
- Sectional overhead loading door
- WC facilities

MODERN INDUSTRIAL UNIT

UNIT 26 HORIZON BUSINESS CENTRE, ALDER CLOSE, ERITH, KENT DA18 4AJ

2,765 sq ft (256.86 sq m)

For further information contact:

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LOCATION

The 28 unit Horizon Business Centre scheme is located opposite the Thames Innovation Centre on Waldrist Way, access is via Yarnton Way leading from the main A2016 via the roundabout junction of Eastern Way and Picardy Manorway. The A2016 provides a dual carriageway link passing between junction 1a M25 (6.5 miles) and the Blackwall Tunnel (7 miles).

Belvedere train station which has regular services to London Bridge, Charing Cross and Cannon Street is within a mile of the estate and Abbey Wood station with its forthcoming Crossrail station is only 3.5 miles distant.

DESCRIPTION

Built in 2007 the unit is constructed around a steel portal frame with full height profile metal cladding to the exterior and internally 2m blockwork walls with cladding above. The units have natural light via translucent panels in the pitched roof structure and the warehouse is accessed via sectional overhead loading doors.

There is a first floor office covering the entire warehouse floor which is mainly open plan with a small partitioned office. WC facilities are located on the ground floor.

ACCOMMODATION

Measured on a net internal area basis the accommodation provided is as follows:-

	FT ²	M ²
Warehouse	1,469	136.46
1F Office	1,296	120.40
TOTAL	2,765	256.86

LEASE

The property is held on a lease for a term of 10 years from 26th March 2018 subject to a rent review in the fifth year. The unit is available by assignment.

RENT

The passing rent is currently £23,000 per annum and subject to rent review as at 26th March 2023.

RATES

We understand that the Rateable Value with effect from 1st April 2017 is £14,750. Interested parties are however advised to make their own enquiries with the London Borough of Bexley.

SERVICE CHARGE

The estates service charge is raised by Alder Close Ltd for the management of the estate. Details available on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be applicable to rents and other outgoings at the prevailing rate.

EPC

Energy Performance Asset Rating – E112.

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Chartered Surveyors