

# OFFICE

**BUSINESS  
SPACE  
AGENCY****FOR SALE**

## UNIT 15A, CAPITAL INDUSTRIAL ESTATE, CRABTREE MANORWAY SOUTH, BELVEDERE, KENT DA17 6BJ

### **TWO STOREY OFFICE OF 1,622 SQ FT**

- **OVERCLAD CAVITY BRICK WALL CONSTRUCTION**
- **KITCHENETTE / PRIVATE WC AREA**
- **PERIMETER TRUNKING**
- **FULLY CARPETED**
- **GOOD ACCESS TO M25 AND A2**

### **LOCATION**

The Capital Industrial Estate is located on the western side of Crabtree Manorway South approximately 1¼ miles north west of Erith town centre. The estate is accessed via Bronze Age

Way (A2016), which links with junction 1a of the M25, approximately 5½ miles to the east. The A2016 leads directly to the M25 and the A2. Belvedere Station is approximately ½ mile to the south providing a regular service to London stations, including London Bridge and Charing Cross and also out into Kent.

### **DESCRIPTION**

The premises are a two storey office building located next to an industrial unit. It is constructed of cavity brick walls supporting a flat roof with double glazed windows fitted with security bars to the ground floor. Internally, the office benefits from a private WC, kitchen and five separate partitioned offices. The office has plastered painted walls, plasterboard ceilings and is fully carpeted. The office also benefits from Category II style lighting, electric storage heaters, perimeter trunking and secondary glazing. The office also benefits from an alarm system and CCTV.

**WELL PLACED****PROPERTY ADVISORS**



## UNIT 15A, CAPITAL INDUSTRIAL ESTATE, CRABTREE MANORWAY SOUTH, BELVEDERE, KENT DA17 6BJ

**TWO STOREY OFFICE 1,622 SQ FT**

### ACCOMMODATION

The unit has the following gross internal areas:-

FLOOR	SQ FT	SQ M
<b>UNIT 15A</b>		
Ground Floor Office	688	63.92
First Floor Office	934	86.83
<b>TOTAL</b>	<b>1,622</b>	<b>150.75</b>

### TERMS

The property is offered for sale at a price of £375,000 plus VAT.

### RATEABLE VALUE

The property needs to be reassessed.

Interested parties are advised to contact Bexley Council in regard to exact rates payable.

### SERVICE CHARGE

A service charge for the common and shared items will be applicable to the unit. All service charges are subject to annual reconciliation. More information available upon request.

### VIEWING

Strictly by appointment only through the joint agents Glenny and Watson Day – 01634 668000.



### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been requested, and will be made available.

## CONTACT

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

**SOUTH EAST LONDON & KENT 01322 524860**

21 Bourne Road, Bexley  
Kent. DA5 1LW



**Andy Hughes**  
020 3141 3622  
a.hughes@glenny.co.uk



**Will Thomson**  
020 3141 3625  
w.thomson@glenny.co.uk

AK011024 13 May 2019

Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Maps are reproduced under © Crown Copyright 2010. All Rights reserved.

Licence number 100020449.



ARCHITECTURE



ASSET & PROPERTY  
MANAGEMENT



BUILDING  
CONSULTANCY



BUSINESS  
SPACE AGENCY



INVESTMENT



PROFESSIONAL  
SERVICES



RESIDENTIAL  
DEVELOPMENT



REGENERATION &  
INFRASTRUCTURE



RESEARCH